

National Park Service  
U.S. Department of the Interior

Division of Facilities Management, Historic Preservation Projects  
Intermountain Regional Office – Santa Fe, New Mexico  
National Park Service



# James Brown House

Historic Preservation Report

*Record of Treatment – Stabilization  
of Proposed Trail of Tears Site*

FY2007



# James Brown House

## Stabilization Workshop Report

### *Record of Treatment – Stabilization of Proposed Trail of Tears Site*

FY 2007

9521 Ooltewah-Georgetown Road  
Ooltewah, Tennessee

John A. Scott  
Exhibit Specialist  
Division of Facilities Management, Historic Preservation Projects  
Intermountain Regional Office – Santa Fe, New Mexico  
National Park Service

U.S. Department of the Interior  
Washington, DC

TECHNICAL INFORMATION CENTER  
DENVER SERVICE CENTER  
NATIONAL PARK SERVICE



# Contents

## **Project Description 1**

Executive Summary 1  
Project Narrative 2  
Photographic Narrative 6  
Preservation Recommendations 41  
Composition of Costs 44

## **Project History 45**

Correspondence 45

## **Bibliography 85**

## **Appendices 87**

Appendix A – *Floor Plan of James Brown House* 87  
Appendix B – *Field Notes from Stabilization Workshop (Nov. 2006)* 89





## Executive Summary

In August of 2006, Glenn D. Simpson, Supervisory Exhibit Specialist from the National Park Service's Division of Facilities Management, Historic Preservation Projects program (FM- HPP) was contacted by Steve Burns of the National Park's National Trails System (NP- NTS) to provide technical expertise for a planned building stabilization workshop to be carried out on the James Brown House located in Ooltewah, Tennessee. The workshop, a joint effort between the NP- NTS, the Tennessee Preservation Trust, the Heritage Conservation Network and the owners of the James Brown House, was set up under the "Challenge Cost- Share Program" in order to halt the ongoing deterioration processes which had resulted in the potential imminent collapse of this historic structure.

In September of 2006 Senior Exhibit Specialist Simpson flew to Tennessee and met with Mrs. Jonathan Smith, owner of the James Brown House, and her son Mr. Scott Smith to assess the condition of the structure and develop a cost estimate to provide technical assistance for the workshop. Subsequently, John A. Scott, an Exhibit Specialist for FM- HPP, was assigned project management responsibilities for the workshop, which ran from October 30 to November 10, 2006.

Thus, the project team for FM- HPP consisted of the following individuals:

Glenn Simpson, Supervisory Exhibit Specialist  
John A. Scott, Project Manager / Exhibit Specialist

The following report describes in detail the methodology utilized in the stabilization of the James Brown House and gives recommendations pertaining to the immediate preservation of the structure. Treatment has been guided by *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (1995), and NPS- 28, *National Park Service Cultural Resource Guideline*, Release No. 5 (1997).

The Historic Preservation Projects program is located in Santa Fe, New Mexico, and is part of the Division of Facilities Management of the National Park Service's Intermountain Regional Office. Historic Preservation Projects has on staff architects, carpenters, exhibit specialists, and masons who work in partnership with parks, other agencies, partners, and contractors, to help preserve the important buildings and structures located throughout the United States. Questions regarding this document or other projects may be directed to:

Glenn D. Simpson, Program Manager  
Historic Preservation Projects  
Division of Facilities Management  
P.O. Box 728  
Santa Fe, NM 87504  
(505) 988- 6794  
(505) 986- 5203 Fax

# Project Narrative

The stabilization workshop held at the James Brown House, located in Ooltewah Tennessee, took place over a two week period from October 30 to November 10, 2006. While a previous stabilization effort had been undertaken in c.2004, the house over the past two years had continued to deteriorate at an alarming rate according to home owner Mrs. Jonathan Smith and her son Mr. Scott Smith.

The stabilization effort undertaken in 2004 had primarily focused on stabilizing the front porch of the structure, enclosing the west wall of the brick structure which had partially collapsed, making localized repairs to the roof, and bracing the walls and chimneys of the structure where necessary. While the 2004 stabilization effort was successful in preventing an immediate collapse of the structure, ongoing leaks from the roof, continued termite activity, and the instability of the walls and foundation of the structure have continued to contribute to the building's demise.

Due to the limited time of the stabilization workshop, and an unknown number of volunteers to carry out the work, the decision was made to run the workshop in a triage manner to accomplish the most critical aspects of the stabilization effort in the time allotted. After an initial inspection of the structure it was determined that the roof of the structure must be addressed first and foremost as it was permitting water to flow directly into the building and in places was structurally inadequate and on the verge of collapse. The previous stabilization effort pertaining to the front porch, the collapsed rear wall and the bracing of the structures exterior walls was determined to be holding up well, and thus no alterations to that work was undertaken. It was also determined that goals of the workshop would be to construct vented plywood protective panels for the windows and rear entry of the building; stabilize failed roof and ceiling framing members from within the structure; and remove accumulated debris from within the structure to allow for a better termite treatment of the building to be undertaken after the workshop was completed.

Prior to the stabilization workshop scaffolding was erected at the north and east elevations of the structure by Safway Services Inc. (Nashville, TN), as fall protection for the roof work to be carried out by the volunteers. The electrical lines to the house were also removed to prevent any accidental electricutions as the wires crossed just above the scaffolding at the southeast corner of the building. Asbestos testing of the roofing materials and the linoleum floor in the kitchen were also undertaken by S&ME Inc. (Hixson, TN), with the results indicating that no asbestos was present in any of the materials. Lastly, tools and materials for the workshop were procured at the Cleveland, TN. Lowes home improvement store utilizing a purchasing account set up by the Tennessee Preservation Trust.

Following a review of safety procedures for the workshop with the volunteers, roof work proceeded on the north side of the structure removing two earlier layers of 3-tab roof shingles from a modern plywood sheathing deck installed over the original board sheathing. Examination of the deck revealed that rot and deterioration of the roof elements was most prevalent at the edges of the eaves and the rakes, and in the valley areas of the roof. On the south side of the ell roof however, deterioration of the roofing members at the west side of the ell had extended to the original sheathing boards and the pole rafters of the original open porch area. As a result, two of the rafters in this area, which had completely rotted through, were removed along with

the roof sheathing boards. The end rafter and the first stable pole rafter were retained and reinforced with sistered 2x4 materials matching the intermediate rafters that were replaced. Along the eaves, rakes and in the valley areas of the roof structure the plywood sheathing, where rotted out, was cut back to sound material and replaced with new plywood. The cause of the rot at the eaves and rake of the roof was caused as a result of the earlier plywood sheathing having been butted to the building's fascia and rake boards. As a result of this it was decided to extend the new replacement plywood sheathing materials over the rake and fascia boards by two inches and install metal edge flashing prior to reroofing the deck with 15# felt and 90# rolled roofing. In the valleys of the roof early tin flashing was found and left in place beneath the new plywood patches and new 20" wide metal pan flashing was installed over the new plywood decking.

Stripping of the roof and plywood repairs proceeded to the front of the building above the last structurally sound layer of roll roofing installed as part of the 2004 stabilization of the front porch, and to the rear side (west) of the main roof where damage to the rafters and decking in was most extensive. In order to stabilize the rear roof of the main house, 4x4 posts and a girders in the valley area of the roof had to be installed from within the building to lift replacement rafters which had come loose back into place. In other areas of the roof the existing plywood sheathing had come loose lifting and tearing the overlying roofing materials. In order to prevent this from occurring and damaging the new roll roofing material, all existing and new plywood sheathing was renailed using 3" ring-shank nails.

Because of the extensive repairs required to be made to the underlayment and structural framing members of the roof, at the beginning of the second week of the workshop the homeowner was informed that to complete the installation of the roll roofing by the end of the workshop, such repairs would have to be completed by that Wednesday at the very latest. Had the decision been made to complete the structural repairs to the roof so that the all of the roll roofing could be installed by the end of the week, it is unlikely that the roofing would have remained intact on the rear roof of the house for more than a couple of years. Instead, in consultation with the homeowner, it was decided to continued the necessary work on the roof decking through the end of the workshop and begin roofing those sections of the roof that could be done given the number of volunteers available. Work on the roof not completed by the end of the workshop would then be completed by the homeowner the following week utilizing local assistance. With the necessary structural repairs to the roof carried out through the end of the workshop, and the balance of the roll roofing installed the following week by the homeowner, it is anticipated that the existing roof should have a 7- 10 year life span.

Once the roofwork was completed, a chimney cap constructed for the existing south chimney during the work shop was fastened to the building, which not only served to reduce deterioration of the chimney from weathering processes, but also served to stabilize the upper section of the free-standing chimney until repointing of the element can be carried out. At the same time, the existing antenna mounted to the chimney was also removed to relieve strain upon the element. As time and the number of volunteers available did not permit for masonry repairs to the structure, it is strongly recommended that those areas of the structure in need of repointing be

carried out in the very near future in an effort to somewhat stabilize the walls of the building which are still in danger of localized collapse as a result of the displaced foundations and the weakened wall surfaces resulting from previous water intrusion into the building.

It should be noted here that the north gable- end wall at the attic level of the house where the original north chimney was located has already collapsed and is currently in- filled with a 2x4 framed wall covered with plywood sheathing and roofing paper. As a result of this, the brick gable end wall at the south side of the structure could not be cabled to the opposite gable to prevent it from collapsing. However, the existing bracing combined with repointing of the masonry materials in this area of the structure should allow it to remain intact over the short term. Repointing of the masonry materials for stabilization puposes should be carried out with a weak mortar mix consisting of 1- part white portland cement, 2- parts lime, and 8- 10 parts clean fine sand.

During the rain periods of the 10- day workshop, which consisted of 2- 1/2 days, stabilization of the interior portions of the house were undertaken including the bracing of a broken ceiling beam in the dining room of the house (room 103) and the stabilization of roof members from within the hall and bathroom of the building. In addition to this a ramp was constructed from the front entry of the house to the rear rooms to permit the safe removal of accumulated debris from the back rooms of the house including the collapsed floor of room 105 and a portion of the floor from room 106. The remaining floors of the house, including most of the bathroom floor , the hall floor and the floor in room 101 were left in place, even though the floors in these three rooms had partially collapsed, due to the number of volunteers available for the project. The floors in room 102, 103 and 104 are currently in poor but stable condition and required no immediate attention.

The final component of the stabilization workshop was the construction of painted ½" thick vented plywood panels to be installed over the structures windows and back entrance once the scaffolding is removed. The purpose of these panels is to both protect the historic windows of the structure and reduce the chance of vandalism occuring to the building, while in its unoccupied state.





# Photographic Narrative



*Facade of the James Brown House prior to the initial stabilization of the structure carried out c.2004.*



*Rear (west) elevation of the James Brown House prior to the initial c.2004 stabilization.*

*East elevation of the James Brown House following the initial stabilization of the structure c.2004. Note the roll roofing covers only the front porch of the house and the south side of the main roof.*



*North elevation of the James Brown House following the initial stabilization of the structure c.2004*







*West elevation of the James Brown House showing the rear ell following the initial stabilization of the structure c.2004.*



*West elevation of the James Brown House following the initial stabilization of the structure c.2004.*



*South elevation of the James Brown House following the initial stabilization of the structure c.2004.*

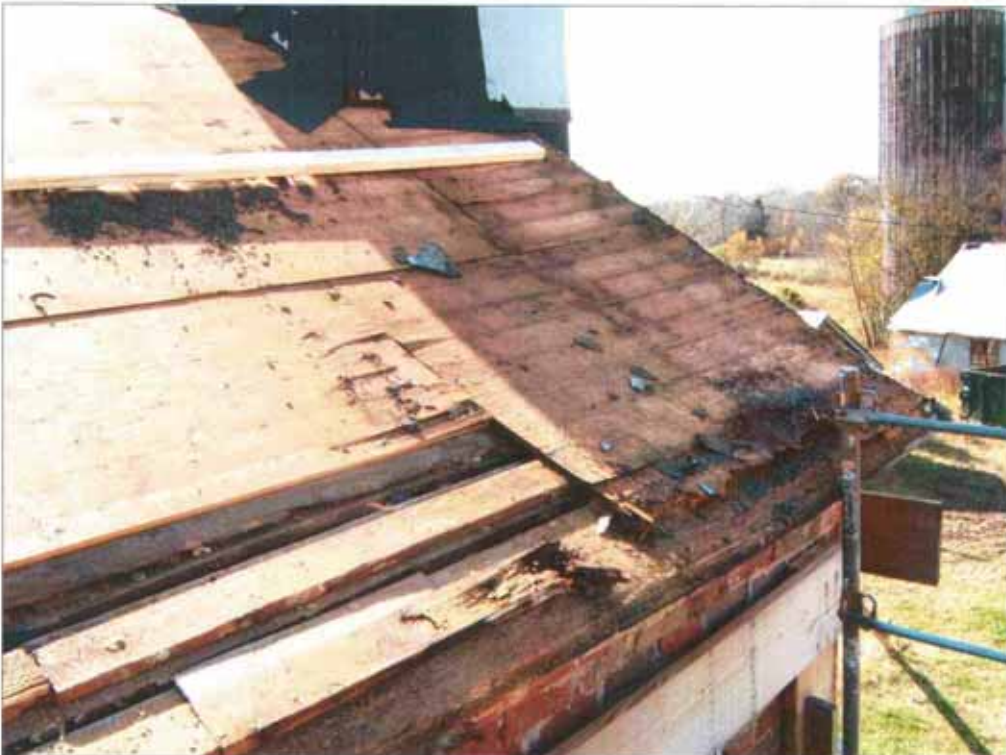


*Erection of the scaffolding by workshop volunteers Don Houvener, Guy Beaty and David Knisley at the west side of the James Brown House, Oct. 30, 2006.*





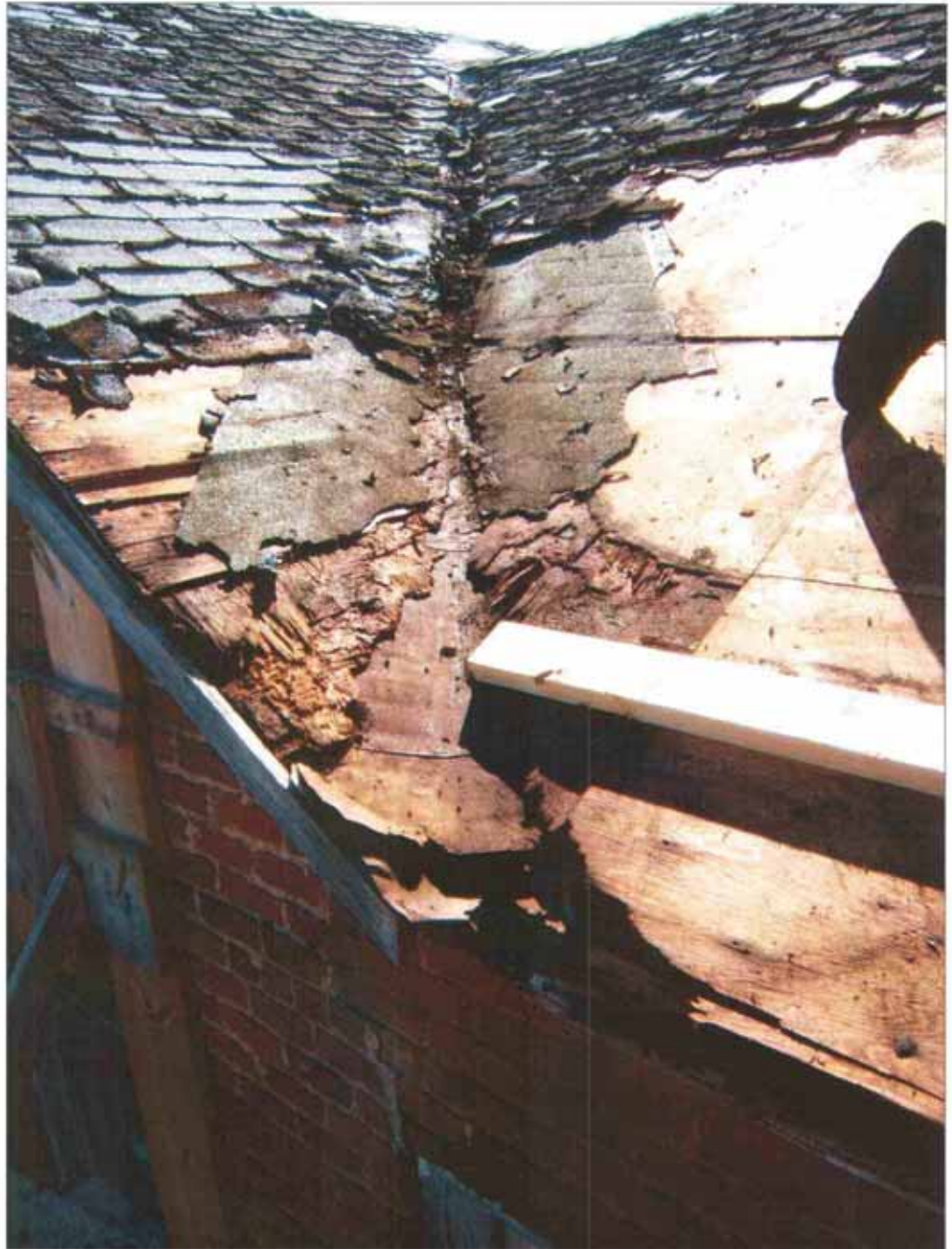
*Volunteers Don Houvener, Barbara Blakenship and David Knisley removal the two layers of asphalt shingles from modern plywood sheathing at north side of ell roof.*



*Initial removal of deteriorated plywood sheathing at eaves and rake of ell.*



*Detail of valley at roof  
juncture on north side of the  
James Brown House showing  
early metal pan flashing  
beneath modern plywood  
sheathing.*





*Workshop volunteers Guy Beaty and Don Houvener make repairs to plywood sheathing at north side of ell.*



*Repairs to sheathing at eave and rake on north side of ell prior to reproofing with 90# roll roofing and 15# felt.*



*Original board sheathing at valley juncture of roof of James Brown House after removal of deteriorated modern plywood sheathing and two layers of asphalt shingles. Note early metal roof flashing left in place and covered over with replacement  $\frac{3}{4}$ " plywood material.*

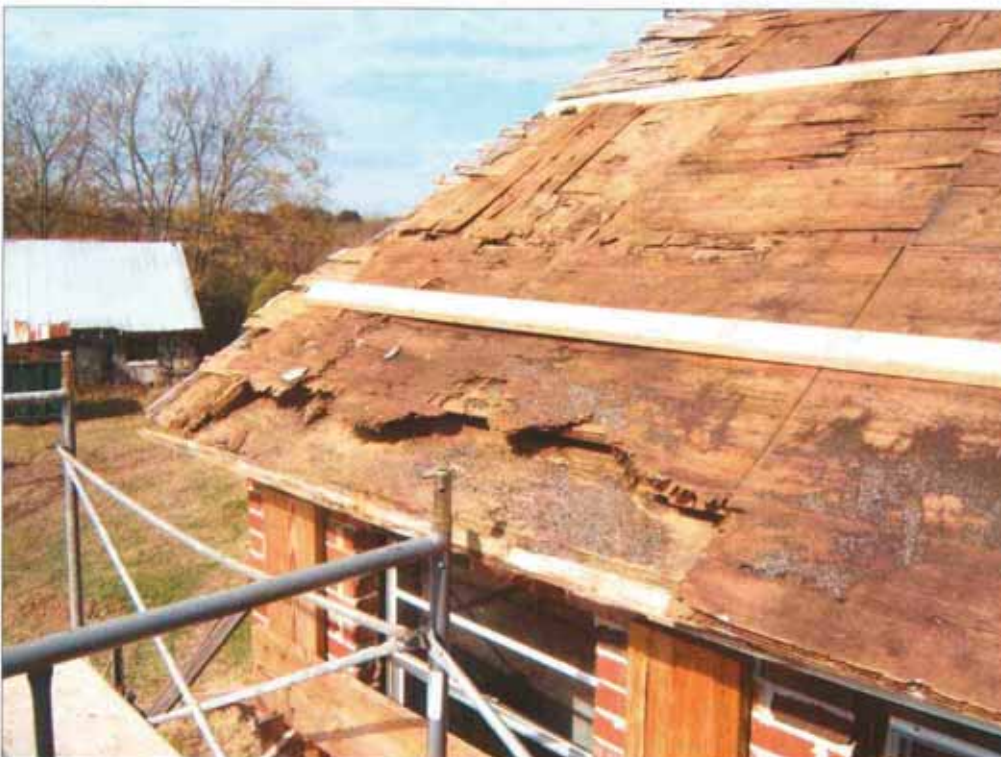


*Detail of original board sheathing over ell portion of the James Brown House.*





*Removal of the asphalt roof from the south side of the ell roof by workshop volunteers. Photograph courtesy of workshop volunteer Guy Beaty.*



*Detail of the southwest corner of the ell roof showing extensive deterioration of both the plywood sheathing and the underlying original materials.*



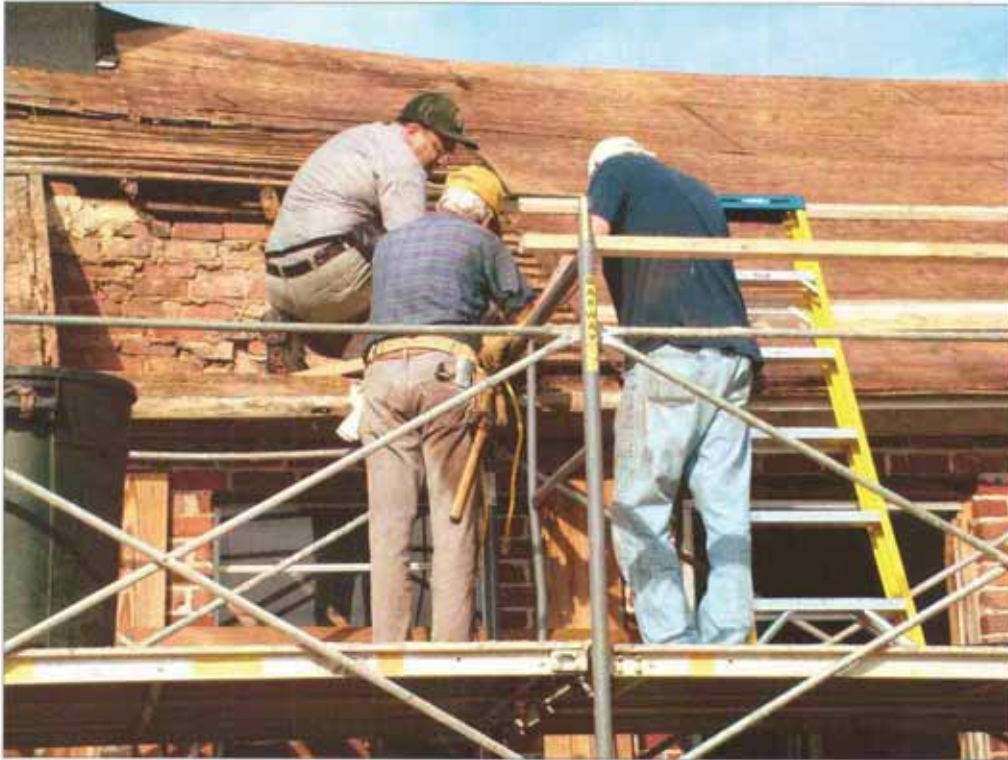
*Detail of the original sheathing pole rafters at southwest corner of ell roof.*



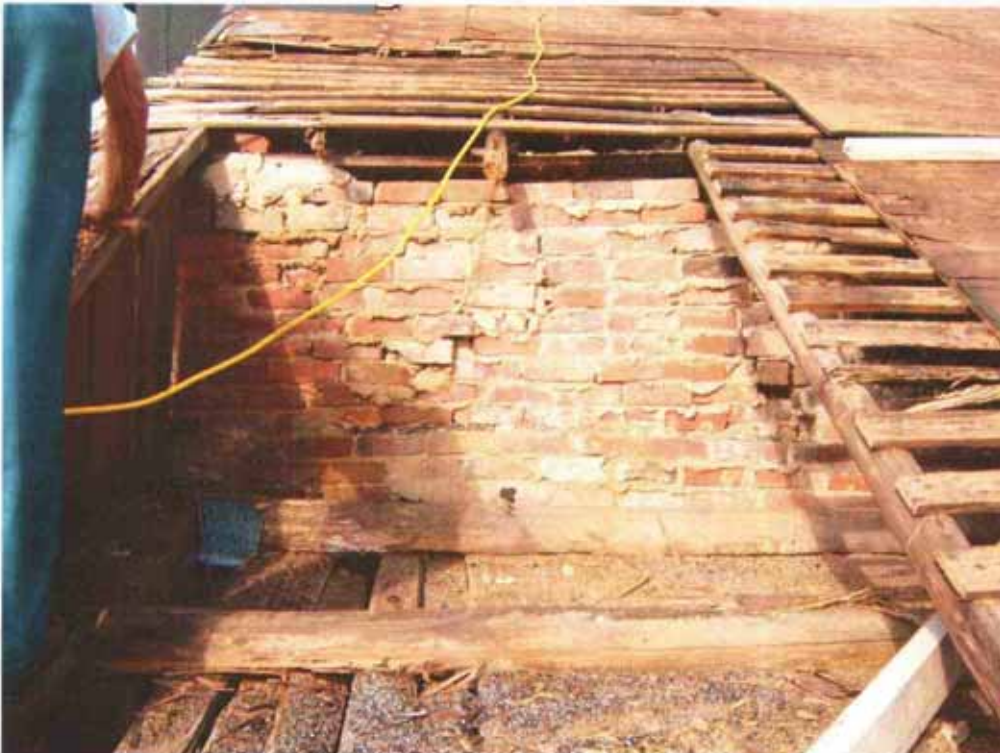
*2<sup>nd</sup> detail of the southwest corner of the ell roof. Note the two pole rafters closest to the rake of the roof do not extend to the supporting walls due to their extensive deterioration from rot and termite damage. Likewise, the original sheathing boards in this area of the roof were deteriorated beyond any means of repair or stabilization.*







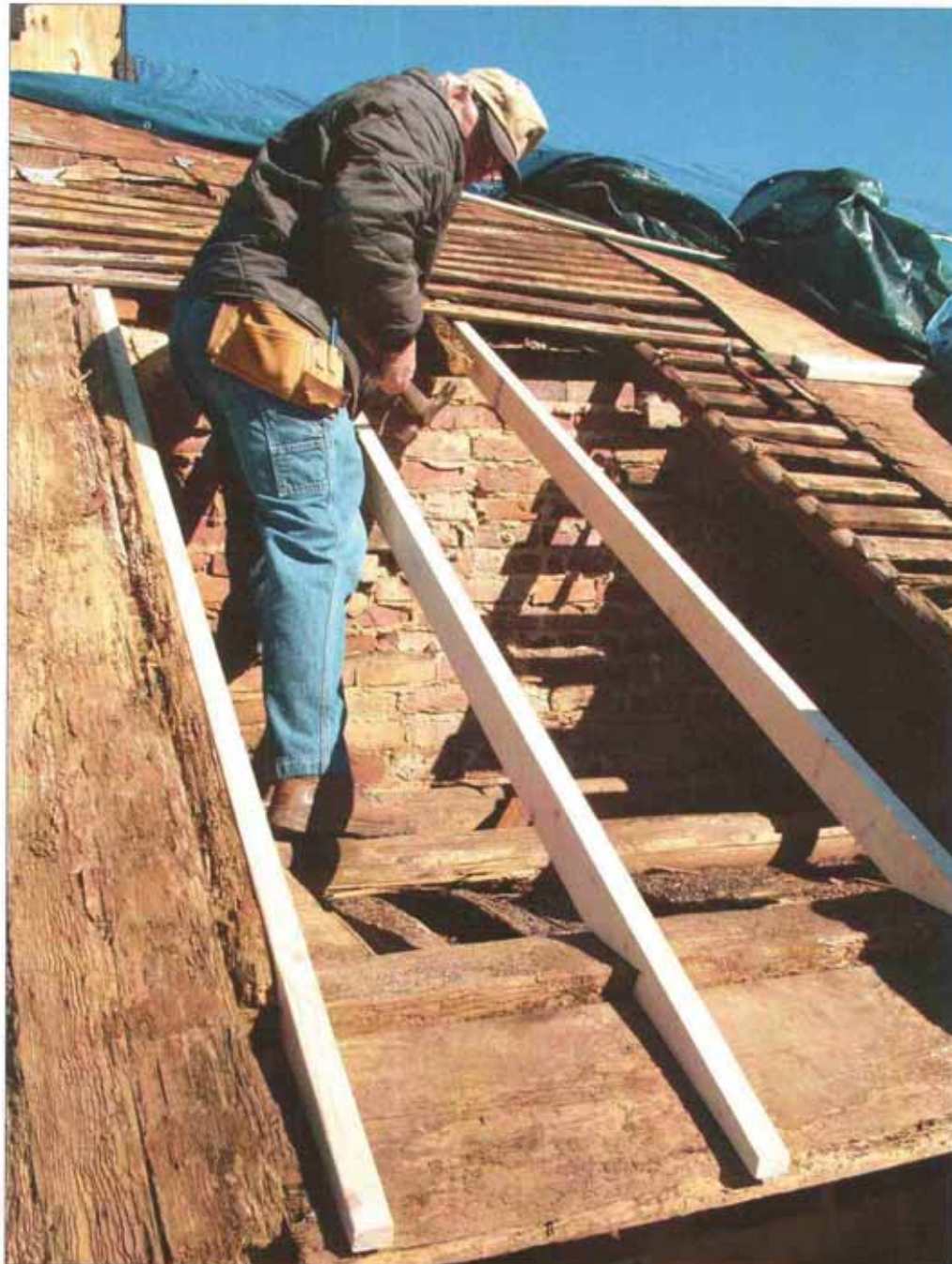
*Workshop participants under guidance of NPS Project Manager and Technical Advisor John Scott remove the two detached pole rafters and the sheathing boards from the southwest corner of the ell roof. Photograph courtesy of workshop volunteer Guy Beaty.*



*Detail of the southwest corner of the ell roof where the two pole rafters closest to the rake of the roof were removed.*



*Workshop volunteer carpenter Richard Bond attaches replacement rafters to remaining materials in southwest corner of ell. Photograph courtesy of workshop volunteer Guy Beaty.*





*Replacement rafters and two new sheathing boards installed at the southwest corner of the ell roof.*



*Detail of extensive termite damage and rot found at the eaves on the south side of the ell roof.*



*Detail of extensive damage to roof at backside of the house previously covered over during the c.2004 stabilization work.*



*Volunteers installing edge flashing at eave of ell roof after repairs to deteriorated sections of roof sheathing and underlying materials.*





*Volunteer carpenter Richard Bond make repairs to the rafters from within the house prior to repairing sheathing in the lower valley area of the roof at the west side of the James Brown House. Note 4x4 posts and 2x6 brace( in foreground of photograph) installed beneath 2x6 rafters which had become dislodged and where lifting up roof sheathing at the back of the house.*



*Volunteers Barbara Blakenship and Richard Bond make repairs to the plywood sheathing at the west side of the James Brown House following the stabilization of the rafters in this area of the roof.*

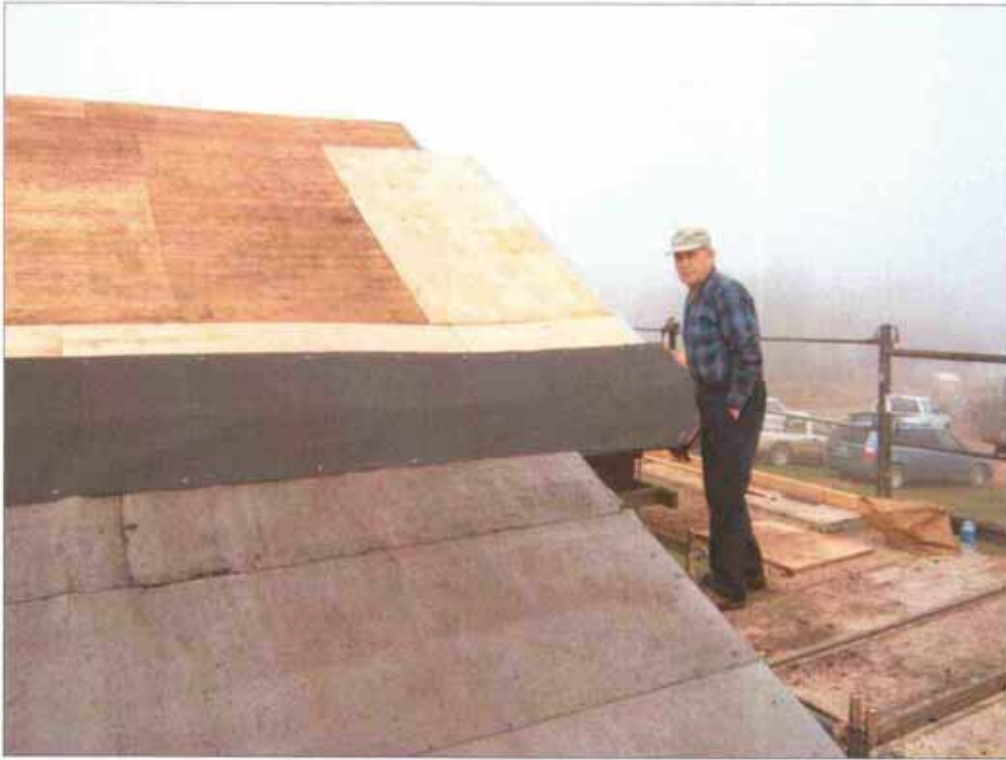


*Volunteers strip roof at the east side of the James Brown House above the lower rows of the previously installed roll roofing.*



*Volunteer Don Houvener makes repairs to the plywood sheathing at the east side of the James Brown House.*



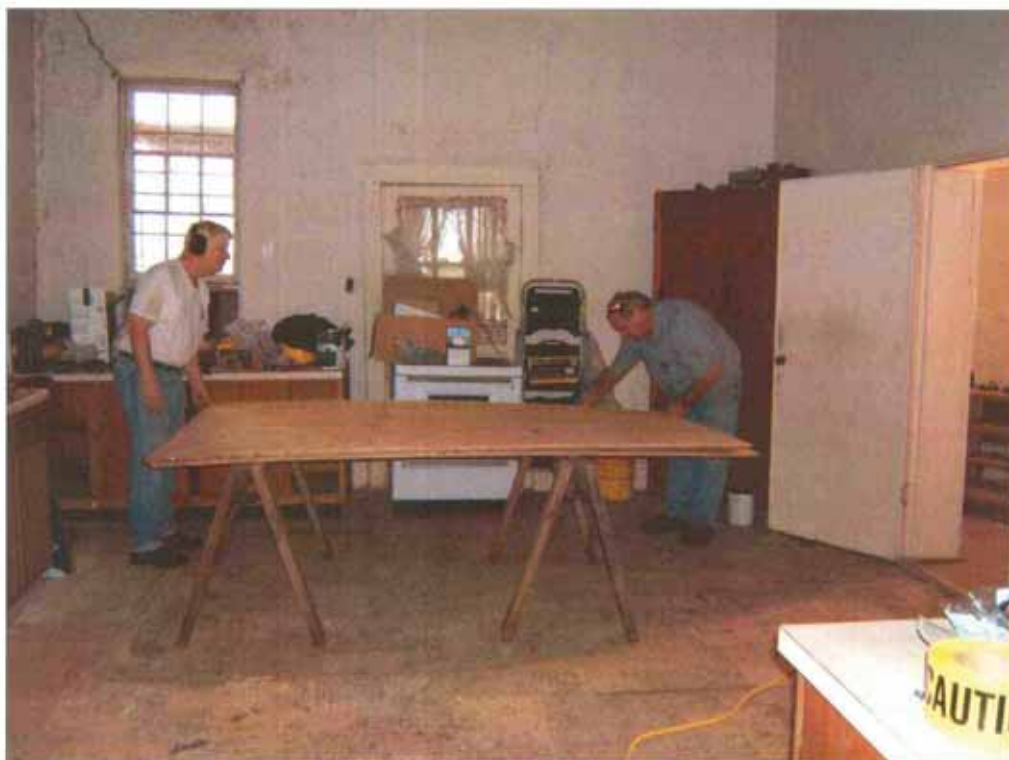


*Volunteer David Knisley installs new 15# roofing felt over previously installed roll roofing at the east side of the James Brown House.*

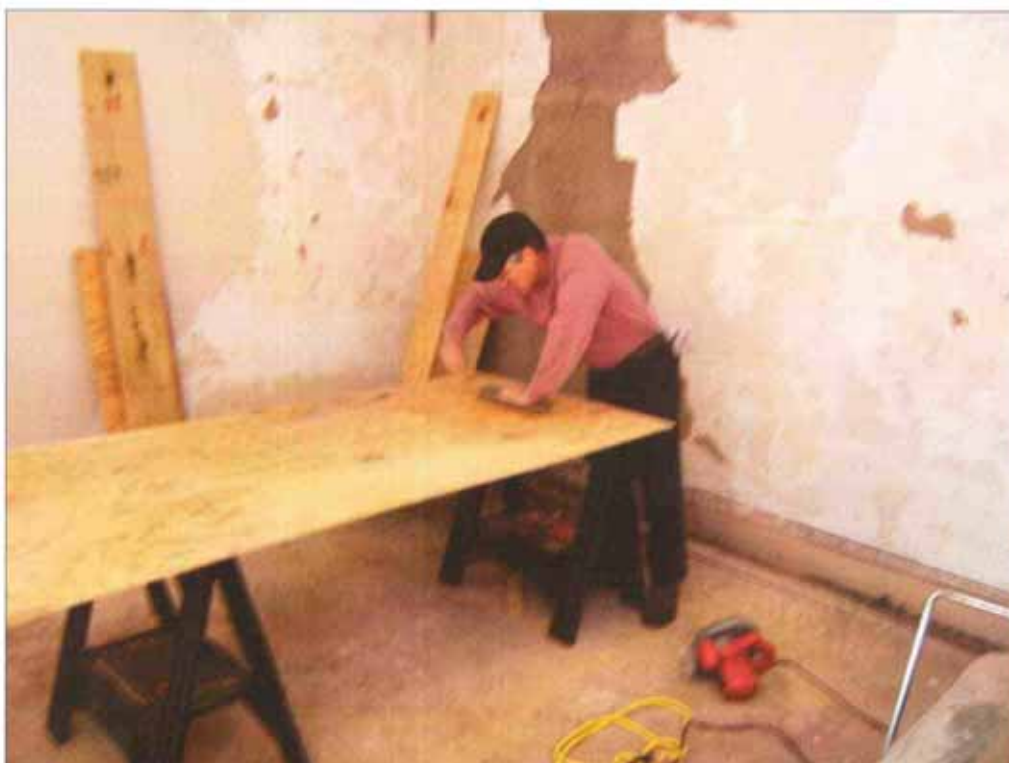


*Volunteer Scott Smith installs new 90# roll roofing over 15# felt and new valley flashing at the north side of the James Brown House ell.*

*Volunteers Guy Beaty and Scott Smith construct plywood panels that will be installed over the windows of the James Brown House in order to secure and protect the historic fabric of the structure.*



*Tennessee Preservation Trust Chairman Jeff Boehm installs vents in plywood panels that will be installed over the windows of the James Brown House.*







*Center hall of the James Brown House showing collapsed floors of the hall and bathroom at the west end of the hall.*



*Plywood ramp constructed in center hall of the James Brown House to allow for removal of debris from the rear rooms of the house.*



*Collapsed floor in room 105 of the James Brown House.*





*Original rear porch floor beneath removed modern hardwood floor in room 105 of the James Brown House.*



*Stabilized original rear porch floor joists and girder located in room 105 of the James Brown House to allow for future architectural investigation of the structure. It should be noted that an archeological investigation of the space should also be undertaken in the future.*



*Southeast corner of room 103 where ceiling beam has broken at bearing wall of ell and caused ceiling to collapse in this area of the room. As a result of water intrusion into this area of the James Brown House the floor beneath this area of the room has also deteriorated to the point of collapse.*







*Southeast corner of room 103 where water intrusion into this area of the James Brown House has deteriorated the floor to the point of collapse. This photograph shows the original floor boards of the room beneath the removed modern hardwood flooring.*



*Southeast corner of room 103 showing removed broken log joist in foreground of photograph. Note the wet condition of the joist as well as the joist still intact along the foundation of the south wall of the room.*

*Crawl space beneath room 103 showing hewn logs sitting on grade, which may be remnants from earlier log structure located on the site. Note also that unlike the partial log joist removed from the southwest corner of the room, the intact joists are constructed from dimensional lumber, suggesting the reuse of earlier materials in the construction of the existing house.*



*Detail of crawl space beneath room 103 showing hewn logs sitting on grade, which may be remnants from earlier log structure located on the site.*

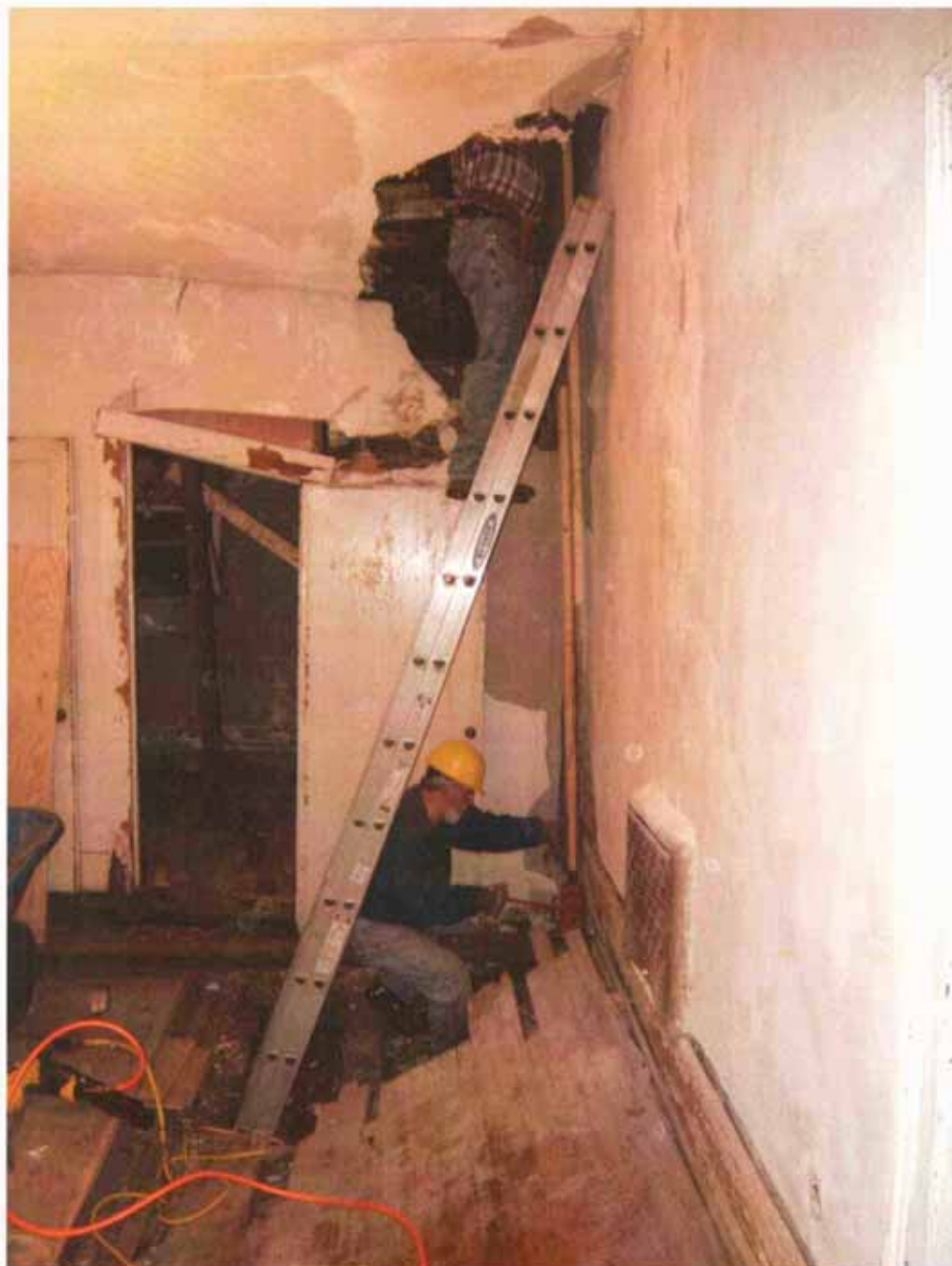






*Temporary support wall constructed to carry the load from the broken ceiling beam down to grade. No attempt was made to lift the beam back into position as this no doubt would have transferred undue stresses to other members of the house. Instead by stabilizing the detached beam, the mechanisms of deterioration in this area of the structure can be more fully assessed and a comprehensive repair of the failed elements can be undertaken when funding permits.*

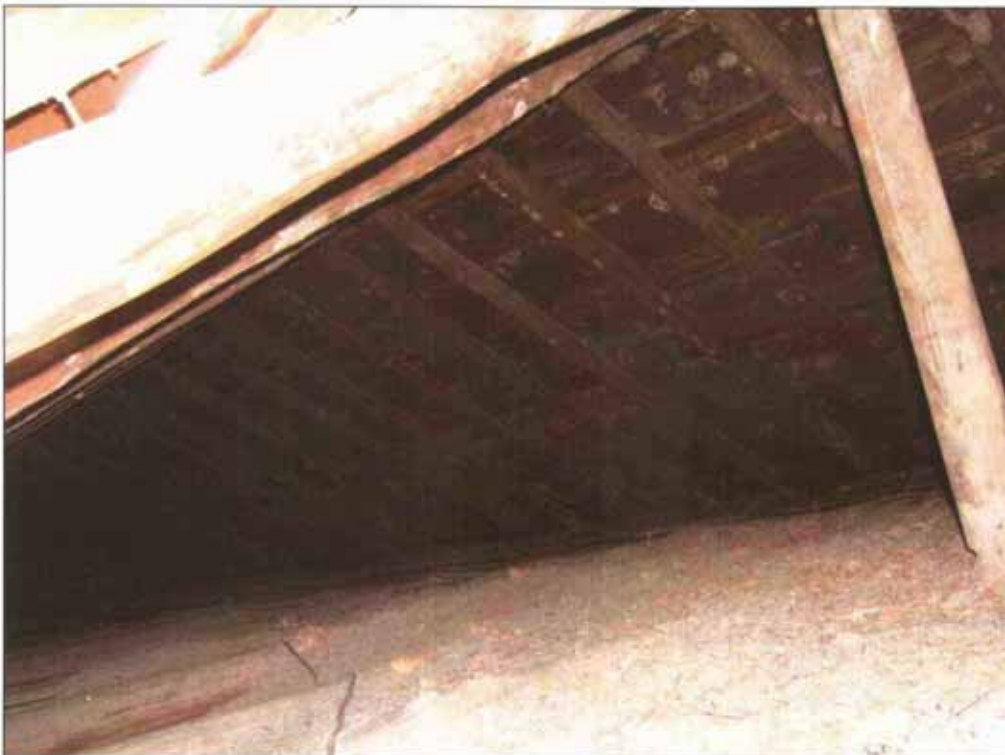
*Volunteers Don Houvener and Richard Bond jack a displaced rafter back into position prior to stabilizing the beam. Here the rafter had to be put back into position to allow the above roof sheathing to once again have a solid structural frame on which to rest.*







*Once lifted back into position, the temporary rafter was braced with a 4x4 cross beam as shown in this photograph. Note the extent of the deterioration to the original log rafter that once supported the rear porch of the house.*



*Existing log roof framing found at the south side of the main roof of the James Brown House.*

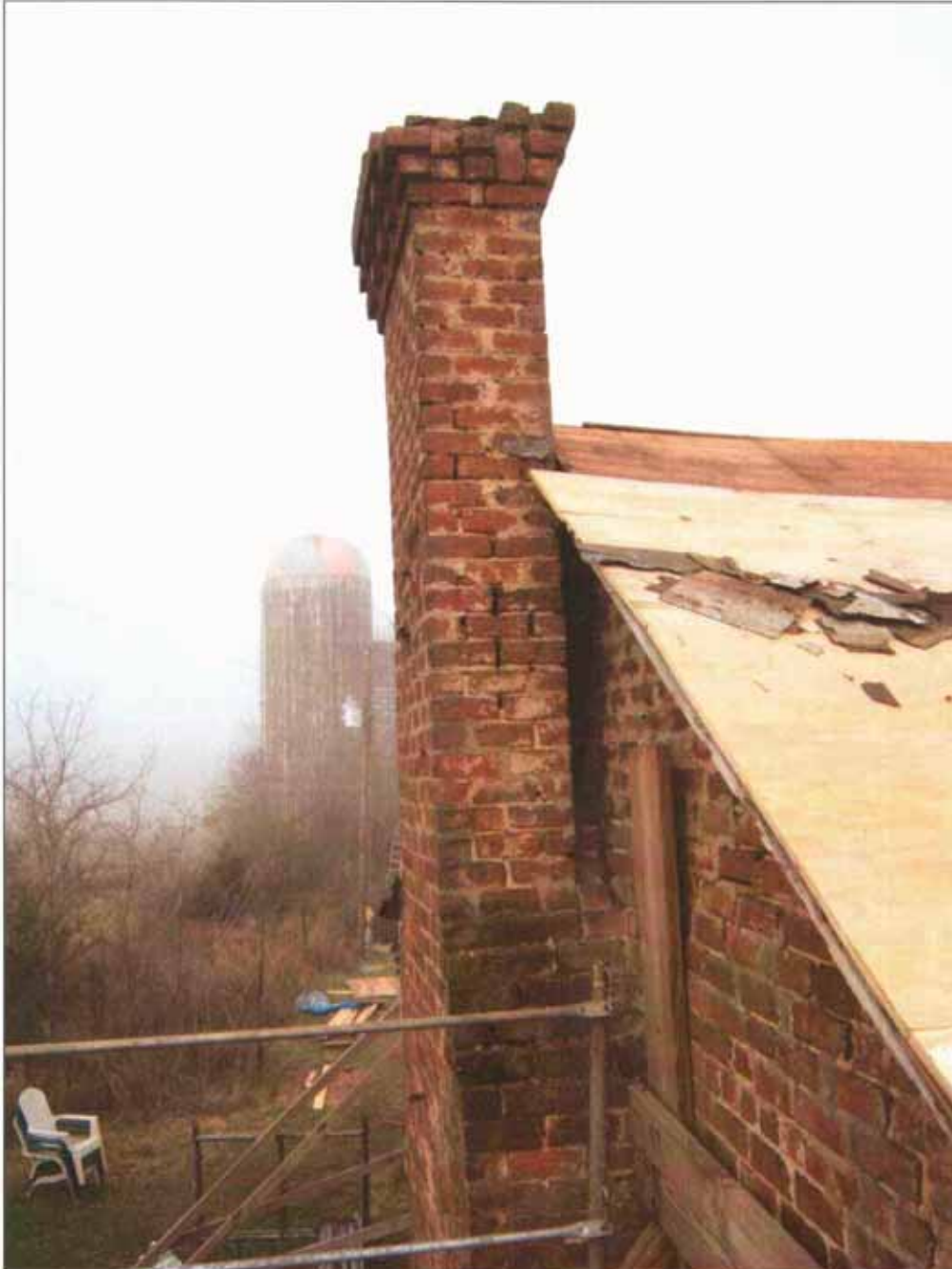
*Detail of the north gable end wall of the James Brown House showing original hewn log ceiling beams beyond which can be seen the modern framed gable wall at the attic level of the house, which replaced the original masonry wall that had previously collapsed.*



*Detail of south chimney showing decorative corbelled cap. While the overall condition of the chimney is in fair condition, the bricks at the cap are loose and require partial reconstruction and complete repointing.*

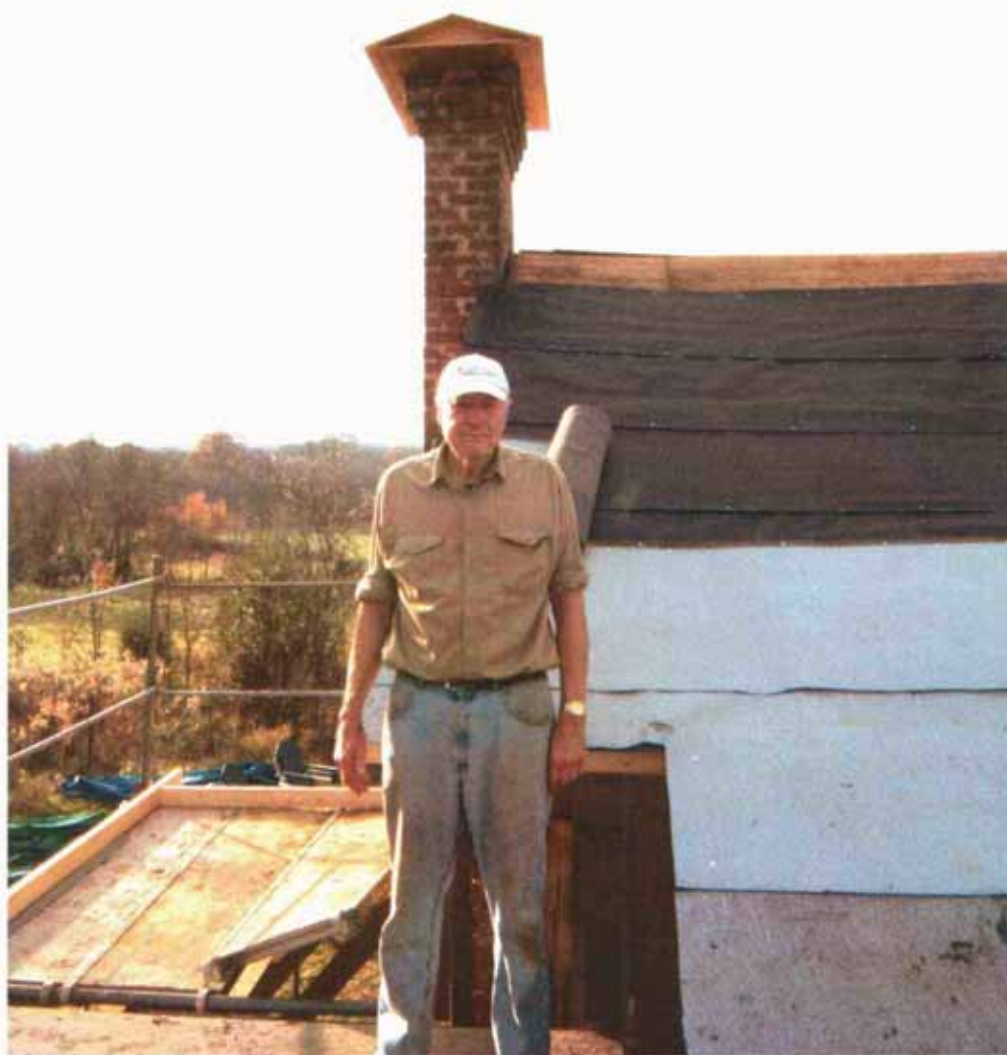






*Upper section of south chimney of the James Brown House showing decorative corbelled cap. While the chimney is plumb and level cracks and gaps in the brick surfaces should be repointed as soon as possible to prevent further deterioration of this important architectural element.*

*Temporary wood chimney cap constructed by workshop volunteer Bob Hatcher to prevent further deterioration of the brick element. Cap will later be secured to roof of house after roll roofing is installed providing additional stability to upper portion of chimney until cap can be reconstructed and chimney repointed.*







*Detail of temporary wood chimney cap which sits down partially within the flue of the chimney.*



*Detail of gable wall east of south chimney in need of repointing to temporarily keep water and insects from entering the structure.*

*Detail of gable wall west of south chimney in need of repointing to temporarily keep water and insects from entering the structure. Note the change in the brick from those used on the original exterior wall of the house (right) and those used in the in-filled section of a presumed open rear porch (left). The diagonal cracks in this location of the wall are the result of the added weight upon the porch foundation which in turn is pulling the foundation of the main house downwards and outwards causing the separation of the original brick wall. Photo courtesy of workshop volunteer Guy Beaty.*







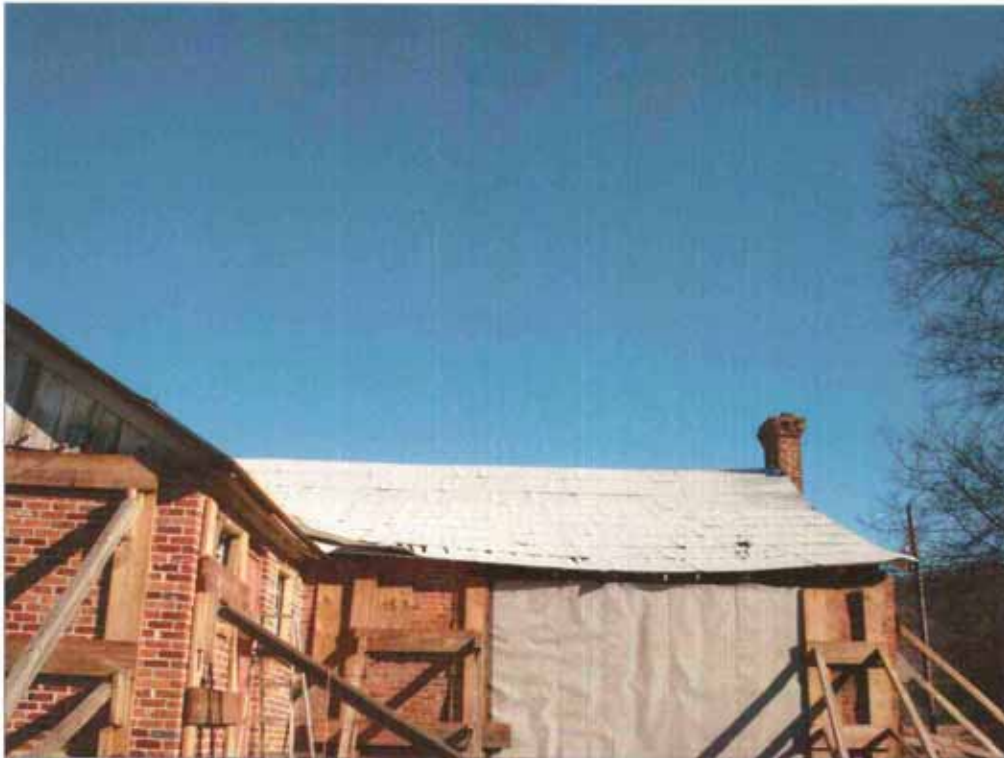
*Detail of structural crack in southwest corner of room 101 as a result of the added weight upon the rear porch foundation, which was enclosed with brick walls c.1940- 50. The added weight of the brick on the porch foundation has likely caused the foundation to settle, which in turn has caused the foundation under the main house where the walls meet to settle. A structural engineer should be consulted before proceeding with any restoration work to be carried out on the house. Photo courtesy of workshop volunteer Guy Beaty.*

## POST STABILIZATION WORKSHOP PHOTOGRAPHS

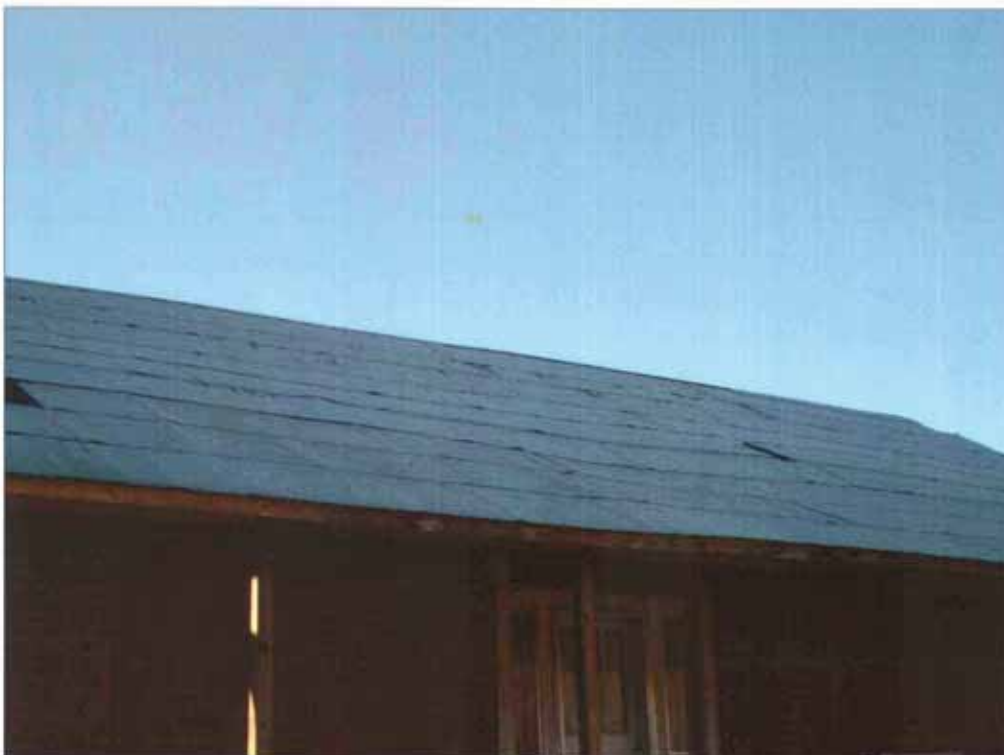
*Detail of protective vented plywood panels installed over window openings of the James Brown house. Photo courtesy of Scott Smith.*







*Detail of roll roofing installed at west side of house. The buckling of the roll roofing, which could not be avoided, is due to the application of the material over the underlying roof deck, which though stabilized remains uneven. Photo courtesy of Scott Smith.*



*2<sup>nd</sup> detail of roofing installed at east side of house after roof deck was stabilized. Photo courtesy of Scott Smith.*

## Preservation Recommendations

The workshop at the James Brown House was run in a triage manner due to time constraints and the limited number of volunteers. As a result of this, a number of stabilization processes could not be completed by the end of the two-week period, which will be outlined here for future reference.

First what was accomplished is that the entire roof deck of the house was repaired after removing the existing two layers of asphalt shingles and those areas of roll roofing that had come loose due to an inadequately prepared roof deck. New plywood decking at the eaves and the rakes of the roof were extended over the existing fascias and the edges of the plywood were flashed in an attempt to keep the decking from rotting away as had occurred when the previous plywood deck had simply been butted up to the fascia and rake boards. New 20" wide metal pan flashing was installed in the valleys of the roof, while the earlier metal flashing was retained beneath the new deck for future architectural studies. The roof was then covered with 15# roofing felt and 90# mineral covered roll roofing sealed at the edges with asphalt tar and blind nailed at the top of each row. Prior to putting down the roofing all plywood decking was resecured using 3" ring shank nails in the hope of preventing the plywood from pulling up and tearing the roofing as had occurred in the past.

Where necessary, structural roofing members such as rafters were reinforced from within the building. At the rear porch of the structure two original pole rafters had to be removed due to their extremely deteriorated condition, and were replaced with rafters cut from 2x4 materials. The adjacent rafters in this area of the roof were reinforced with 2x4 rafters sistered to the existing historic rafters. At the south side of the house a wood cap was constructed and installed atop the chimney, which in turn was attached to the roof of the building to provide a means of stabilizing the upper free-standing portion of the chimney. Finally, vented plywood panels were installed over all of the windows and the rear doorway of the building.

On the interior of the building a broken ceiling beam in the dining room of the house was stabilized using a temporary support wall made of 2x6 materials that extended to grade beneath the dining room floor. Debris removal from the rear rooms of the house was also accomplished utilizing a plywood ramp which was constructed in the center hall of the house to allow safe access to and from the rear rooms of the building and to protect the building's existing fabric during the debris removal process. The plywood ramp was left in place at the end of the workshop in order to allow for future access to the rear portion of the building, particularly for a planned pesticide treatment.

What was not accomplished during the workshop and should be addressed as soon as possible was the further stabilization of the masonry walls and foundations of the building. A structural engineer knowledgeable in the stabilization of historic structures with a high degree of preservation etiquette should be brought in to provide recommendations for a permanent solution to the ongoing movement problems associated with the building. While the elimination of water penetrating into the structure through the roof should greatly reduce the deterioration processes, the weight of the brick walls on the original porch foundations will continue to affect



the foundations of the structure, in turn compromising the integrity of the brick walls. However, until a preservation / interpretation plan for the building is decided upon, it is not recommended that any intact building materials be removed, including those sections of brick wall remaining upon the porch foundations. Instead, it is strongly recommended that all areas of the brick walls of the structure that have separated or have gaps in them should be repointed with a weak mortar mix consisting of 1- part white Portland cement, 2- parts lime and 8- 10 parts fine clean sand. This will further reduce moisture and insect penetration into the structure and will show where continued movement of the structure is occurring so that these areas of the building's envelope can be addressed as funding becomes available. Any openings remaining in the structure should also be covered over at this time to reduce the opportunities for animal or pest intrusions into the structure.

Stabilization of the homes rafter pairs using plywood gussets, tie beams, cabling or sistering of the original materials to new rafter pairs should also be investigated once a secure floor deck is installed within the building. Access to the roof members from the attic space of the house must be carried out with extreme caution as ceiling beams have been compromised in a number of areas of the building. Therefore, it is recommended that stabilization of the rafters only be carried out from secured ladders, freestanding staging or after the ceiling beams have been reinforced as needed.

Flooring in the building, which has collapsed should also be removed under the direction of an architectural conservator or historical architect such that important information relating to the construction history of the structure is not lost in the process. The building should also be dried out as much as possible over the winter utilizing dehumidifiers and a regulated heat source. No heat source should be left running when the building is unoccupied to reduce the risk of fire. Once the building has dried out sufficiently, the dehumidifiers and heaters should be removed from the structure and the building allowed to reach equilibrium with the present climatic conditions. Windows though covered over with the vented plywood panels should be opened partway during the warmer summer months to allow for ventilation of the structure. If humidity within the structure becomes a concern, a couple of fans set up within the building to enhance cross ventilation will greatly reduce such conditions.

It is strongly recommended that the electricity to the structure not be reconnected until a new electrical panel meeting local code requirements can be installed in a safe location within the building. Once reconnected it would be advisable to also invest in an intrusion alert system connect directly to a centrally monitored location.

Lastly, while termite treatment of the structure will be carried out at the end of the workshop, follow- up treatments may be necessary, and annual inspections for active pest infestations should be carried out. For protection of archeological resources, no trenching for treatment purposes should be allowed. Likewise, soil within the footprint of the house should also be left undisturbed as important cultural and architectural artifacts providing important historical insights into the earliest years of the site may be inadvertently lost. Lastly, it is recommended that the drafting of a Historic Structure Report compiling all known historical and architectural data

related to the structure be undertaken to help guide future treatment options relating to this important historic site.



## Composition of Costs

The NPS- HPP budget for the stabilization work described in this report was managed under account number 7700- 7002- SZS. The following is a summary of expenses for personnel services, travel, equipment, and materials and miscellaneous expenses incurred by the project team during the course of rehabilitation work on the Zenobia Fire Tower.

Personnel Services	\$6,892.22
Travel Expenses	\$3,060.78
Miscellaneous Costs	<u>\$1,956.56</u>
<b>Total</b>	<b>\$11,909.56</b>

## Correspondence



Glenn Simpson  
09/07/2006 11:18 AM  
MDT

To: Steve Burns/SANTAFE/NPS@NPS  
cc: jbroekar@heritageconservation.net, Jere Krakow/SANTAFE/NPS@NPS, John Conoboy/SANTAFE/NPS@NPS, smithberry@aol.com, tnprestr@bellsouth.net, John A. Subject: Re: James Brown House workshop consultant leader

Steve,

I have an exhibit specialist who is new to my program, but has extensive experience in historic preservation with the NPS Northeastern Regional who is available for assistance. I have prepared a cost estimate (attached) totaling \$9,602.48 for project oversight including planning, documentation, and reporting. No time for purchasing is included, just planning time for product specifications. Let me know if John will be needed. Thanks.

TRTE-16R Leadership FY07 CE.pdf

GLENN D. SIMPSON  
SUPERVISORY PROJECT MANAGER  
HISTORIC PRESERVATION PROJECTS, DIVISION OF FACILITIES MANAGEMENT  
INTERMOUNTAIN REGIONAL OFFICE - SANTA FE  
P.O. BOX 728  
SANTA FE, NM 87504  
(505) 988-6794  
(505) 920-2450 CELL  
(505) 988-5203 FAX

"We preserve unimpaired the natural and cultural resources and values of the national park system for the enjoyment, education, and inspiration of this and future generations."  
Steve Burns



Steve Burns  
09/07/2006 09:29 AM  
MDT

To: jbroekar@heritageconservation.net  
cc: John Conoboy/SANTAFE/NPS@NPS, Glenn Simpson/SANTAFE/NPS@NPS, Jere Krakow/SANTAFE/NPS@NPS, tnprestr@bellsouth.net, smithberry@aol.com  
Subject: James Brown House workshop consultant leader

Hi Judith,

I am told that it will not be possible to use the CCSP money to pay for a consultant. The agreement would have to be modified and that would present us with some problems with our contracting office to do a modification so quickly. Our CCSP funding is under some very tight scrutiny right now that makes it very difficult to consider such a modification. We also estimate that it would cost less for us to pay for an NPS employee to be on site than to pay for a consultant. In any case, we would have to go through an elaborate contracting process if NPS funds are used to pay for an AE consultant. There are different contracting regulations that apply to obtain AE services. Unless the person was a volunteer and only their travel was paid for, I believe those requirements would apply. The only other options I can think of is that perhaps if you receive the other grant from Americas Heritage Home Trust, then maybe that money could be used which may not have complications that we have with federal dollars.

I am waiting to hear back from Glenn Simpson in our Historic Preservation Projects group to see if they could provide a workshop leader for 2 weeks.

Steve

Steve Burns Chávez  
Landscape Architect  
National Park Service  
National Trails System Office-Santa Fe  
PO Box 728  
2968 Rodeo Park Drive West  
Santa Fe NM 87504  
(505) 988-6737  
(505) 986-5214 fax  
steve\_burns@nps.gov  
www.nps.gov

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

Experience Your America!





Glenn Simpson  
09/25/2006 05:15 PM  
MDT

To: "Judith Broeker" <jbroeker@heritageconservation.net>, "Johnathan Smith" <SmithBerry@aol.com>  
cc: John\_A\_Scott@nps.gov  
Subject: Re: James Brown House workshop

Hello Judith and Jonathan,

It's a pleasure to see things moving so quickly with this project. I am very excited that we will be able to assist with the preservation of this important resource. John is anxious to get started and we have a lot to talk about to make the workshop run smoothly. John has raised some valid concerns and I think we can address them satisfactorily and without delay as a group. I am proposing a conference call between the four of us to go over the scope of work, safety concerns, materials quantification and purchasing, and other logistical challenges. We can conference everyone together through our phone system here. I propose sometime between 11am-5pm ET on Wednesday 9/27 for the conference call. Please let me know what preferences you might have for times, or alternate days and times. Looking forward to starting the project.

Glenn

GLENN D. SIMPSON  
SUPERVISORY PROJECT MANAGER  
HISTORIC PRESERVATION PROJECTS, DIVISION OF FACILITIES MANAGEMENT  
INTERMOUNTAIN REGIONAL OFFICE - SANTA FE  
P.O. BOX 728  
SANTA FE, NM 87504  
(505) 988-6794  
(505) 920-2450 CELL  
(505) 986-5203 FAX

"We preserve unimpaired the natural and cultural resources and values of the national park system for the enjoyment, education, and inspiration of this and future generations."  
"Judith Broeker" <jbroeker@heritageconservation.net>



"Judith Broeker"  
<jbroeker@heritageconservation.net>  
09/21/2006 01:08 PM  
CST

To: <John\_A\_Scott@nps.gov>  
cc: "Johnathan Smith" <SmithBerry@aol.com>, <Glenn\_Simpson@nps.gov>  
Subject: Re: James Brown House workshop

Hi John,

Thanks for your comments and concerns. It will take all of us staying on top of things to make sure all details are taken care of. I see that Johnathan sent you information on floor plans. I think she is also the one who will need to deal with work permits. Before permits can be issued, do they need to know the exact nature of the work? Johnathan, can you work with John on this? There is water at the site; Johnathan, is there electricity?

As far as renting scaffolding, ladders, respirators, etc., you might need to do that over the phone. I don't know if Johnathan would know exactly what to request or be able to answer questions if problems come up. I know I don't have knowledge of what would be needed.

Regarding the liability waiver, all workshop participants sign a waiver as part of the registration process and send the form to us. NPS is included on this waiver. We should also have the form at the site for people who want to drop by for a day, which sometimes happens. If you would prefer, we can

stipulate that everyone must register via the website prior to the beginning of the workshop. If you want a separate HPS waiver for people to sign when they arrive, I think that would be OK. Do you see any problems with that?

Work is scheduled Monday through Friday, not on the weekends. We'll make sure this is clear on our website.

Let me know if there are any other issues.  
Thanks,  
Judith

-----  
Heritage Conservation Network  
International Hands-On Workshops for Architectural & Site Conservation  
1807 North Street • Boulder, Colorado 80504 • USA  
<http://www.heritageconservation.net>

-----  
October Workshop: Adobe Conservation & Heritage Management - Toluca, Chiapas  
Mexico

Donate Online to support this project!

----- Original Message -----

From: <Judy.A.Scott@nps.gov>

To: "Judith Brewer" <jrbrewer@heritageconservation.net>

Cc: "Ali Murt" <Ali.Murt@nps.gov>; Glenn Singer <glenn.singer@nps.gov>; "Janis Smahoe"

<janis.smahoe@heritageconservation.net>; "Johnathan Smith"

<smithberry@nps.gov>; "Steve Burns" <Steve.Burns@nps.gov>

Sent: Wednesday, September 25, 2008 3:24 PM

Subject: Re: Janis Brown, Adobe workshop

> Judith

>

> I am looking forward to working with your group on this project, but I

> must

> say this is a daunting undertaking. I can not give you specifics at this

> time as far as materials needs, scheduling or tasks to be accomplished are

> concerned as I have only just been introduced to the project and a final

> project agreement is not yet in place.

>

> I think there might also be some technical issues that need to be resolved

> by Glenn and others, which will have a bearing on what work we can get

> accomplished during the two weeks. In the mean time, if there are any

> floor plans, elevations or basic measurements of the structure, they would

> be invaluable to us in planning the work.

>

> My biggest concern at this time is related to safety issues while working

> on the structure, especially with individuals who may not have experience

> working on old houses in this poor of condition. I see that the cost of

> the workshop will include some insurance, but I would also require a

> signed

> waiver of liability by all participants. Will any local building permits

> be needed to start working on the structure? If so we need to get these

> in

> place ASAP. Is there electricity or water at the site? We will also need

> to rent some scaffolding, ladders, a large dumpster and some basic tools

> or

> when I will put together a list in the coming weeks. Because of the

> condition of the building, it might also be a good idea to require the

> use

> of hard hats and respirators on work taking place on the interior of the

> building at least during the demo and cleanup phase of the project.

> especially if asbestos testing has not been undertaken, and the strong  
> likelihood of molds and other contaminants being disturbed during this  
> phase. Elderly volunteers will be especially susceptible to respiratory  
> problems, but who knows who might comeback and age at a later date?!

> The workshop brochure sort of implies that work will also be taking place  
> on Saturday and Sunday Nov. 4 & 5, if this is the case then some  
> adjustments will have to be made to the project agreement or the brochure  
> should be adjusted so that participants understand this is only a  
> Monday-Friday schedule. I'm sure other issues will come up as we work  
> through the details, but these are just my initial thoughts and concerns  
> that I think we should address up front.

> That said, I am looking forward to working with the entire group on this  
> project, and I think we can get a lot accomplished to save this important  
> historical resource. Please feel free to contact myself or Glenn  
> throughout the project.

> John

>

>

>

>





"Judith Broeker"  
<jbroeker@heritagecon-  
servation.net>

09/26/2006 02:37 PM  
CST

To: "Patrick McInyre" <tprestr@bellsouth.net>  
cc: "Johnathan Smith" <SmithBarry@aol.com>, "John Scott"  
<John\_A\_Scott@nps.gov>, <Glenn\_Simpson@nps.gov>  
Subject: James Brown purchasing procedure

Hi Patrick,

Today I was part of a conference call with Johnathan, Glenn and John designed to work out details for the James Brown House workshop. One of the first items discussed was the procedure for purchasing materials and services. I explained that one of your board members agreed to cover expenses initially, that purchases would be made through the TPT, and expenses would then be reimbursed by the grant money.

We have several questions regarding acquisitions.

1. John Scott is arranging for asbestos testing through a company and then removal of materials containing asbestos if necessary. In order to cover the expenses, the actual request needs to come from the TPT and the bill will come to you. Could you work with John to arrange this?
2. John was wondering if an account could be set up by TPT at the Home Depot or Lowes nearest the work site. Materials will be ordered the week prior to the workshop. In addition, if anything is needed during the workshop, John could purchase the item(s) at this store. He would need to have the authority to sign for purchases. Again, could you talk with John to work this out?
3. John will need a rental car for the two weeks and can't put this expense on his NPS credit card. Would someone from TPT be willing to meet him at the airport and rent the car with John listed as an additional driver (or however that works). The grant would again reimburse this expense.
4. Johnathan will also be taking care of services such as the porta-potty, disposal, etc. and in some cases may need these to be paid for by grant money. She can let you know what her needs are.

Plans for the work are progressing well, and it seems to be down to the matter of bringing enough volunteers. Jamie and I will work on that and I know you are as well. Do you know if anyone from your office plans to come for the second week?

Thanks for your help with this.  
Judith

Heritage Conservation Network  
International Hands-On Workshops for Architectural & Site Conservation  
1557 North Street \* Boulder, Colorado 80304 \* USA  
<http://www.heritageconservation.net>

.....  
October Workshop: Adobe Conservation & Heritage Management - Cusi, Chihuahua Mexico  
Donate Online to support this project!



"Patrick McIntyre"  
<tmprstr@bellsouth.net>

09/29/2005 04:20 PM  
EST

To: "Judith Broeker" <jbroeker@heritageconservation.net>  
cc: "Johnathan Smith" <SmithBerry@aol.com>, "John Scott"  
<John\_A\_Scott@nps.gov>, "Glenn Simpson@nps.gov", "Jeff  
Boehm" <jealpc@bellsouth.net>, "Ann Toplovich"  
Subject: RE: James Brown purchasing procedure

Hi Judith:

Thanks so much for the update.

The new names on this list are the cc's to my assistant Bud Alley and to our executive committee: Jeff Boehm, Stephen Brown, Ann Toplovich, and Tim Sloan. To clarify, our board member agreed to cover expenses up front in case of a cash flow shortage. At present, I do not anticipate we will have a cash flow shortage. TPT's AMEX card credit limit is currently \$15,000. I will try and get that increased. To address each point in your message below:

1. I am fine with this-- assuming this is also a reimbursable expense. Please confirm that, John, please let me know who we need to contact.
2. I will gladly work with Lowes and will be happy to set up an account. Unfortunately, we have a problem with Home Depot here in Tennessee based on the demolition of Evergreen Place last year. TPT will not do business with them. If you wish to see details, please click here for a brief synopsis:  
[http://www.nationaltrust.org/magazine/archives/arc\\_news\\_2005/100505.htm](http://www.nationaltrust.org/magazine/archives/arc_news_2005/100505.htm)

3. Is John flying in to Chattanooga or Nashville-- and what day does he arrive? My assistant and I will be leaving for Pittsburgh by October 30.

As part of our annual meeting solicitation, I have included an appeal to our members that asks for earmarked contributions to the Brown House project. I am hopeful we will obtain some financial support, but this is a complete unknown as of today. TPT is a small organization and we just want to make sure that we are not saddled with any financial burdens beyond what the grant funds will reimburse (\$21,500) plus what we end up receiving from donors. We'll need to keep on top of costs so that we know every single detail about what is being purchased as it happens. If the meter starts running for everything from car rentals to porta-johns, I need to be able to know about and oversee these expenses. It looks like at the moment there is room for overruns and that needs to be under some central control.

Finally, I do plan to come down for two days the second week. I believe that my assistant Bud Alley will also be joining me on those days. I look forward to working with everyone, and we are very appreciative of your interest in and support of our heritage. Thanks again, and have a great weekend!

Sincerely,

Patrick

Patrick McIntyre  
Executive Director  
Tennessee Preservation Trust  
P.O. Box 24373  
Nashville, TN 37202  
(615) 963-1255  
[www.tennesseepreservationtrust.org](http://www.tennesseepreservationtrust.org)

-----Original Message-----

**From:** Judith Broeker [mailto:jbroeker@heritageconservation.net]

**Sent:** Thursday, September 28, 2006 3:38 PM

**To:** Patrick McIntyre

**Cc:** Johnathan Smith; John Scott; Glenn\_Simpson@nps.gov

**Subject:** James Brown purchasing procedure

Hi Patrick

Today I was part of a conference call with Johnathan, Glenn and John designed to work out details for the James Brown House workshop. One of the first items discussed was the procedure for purchasing materials and services. I explained that one of your board members agreed to cover expenses initially, that purchases would be made through the TPT, and expenses would then be reimbursed by the grant money.

We have several questions regarding acquisitions.

1. John Scott is arranging for asbestos testing through a company and then removal of materials containing asbestos if necessary. In order to cover the expenses, the actual request needs to come from the TPT and the bill will come to you. Could you work with John to arrange this?
2. John was wondering if an account could be set up by TPT at the Home Depot or Lowes nearest the work site. Materials will be ordered the week prior to the workshop. In addition, if anything is needed during the workshop, John could purchase the item(s) at this store. He would need to have the authority to sign for purchases. Again, could you talk with John to work this out?
3. John will need a rental car for the two weeks and can't put this expense on his NPS credit card. Would someone from TPT be willing to meet him at the airport and rent the car with John listed as an additional driver (or however that works). The grant would again reimburse this expense.
4. Johnathan will also be taking care of services such as the porto-potty, disposal, etc. and in some cases may need these to be paid for by grant money. She can let you know what her needs are.

Plans for the work are progressing well, and it seems to be down to the matter of bringing enough volunteers. Jamie and I will work on that and I know you are as well. Do you know if anyone from your office plans to come for the second week?

Thanks for your help with this.  
Judith

Heritage Conservation Network  
International Hands-On Workshops for Architectural & Site Conservation  
1557 North Street \* Boulder, Colorado 80304 \* USA  
<http://www.heritageconservation.net>

\*\*\*\*\*  
October Workshop: Adobe Conservation & Heritage Management - Cusi, Chihuahua Mexico  
Donate Online to support this project!



John A Scott  
10/02/2006 12:04 PM  
MDT

To: "Tommy Jordan" <T.Jordan@smeinc.com>  
cc:  
Subject: Re: James Brown House-Asbestos testing

Tommy,

John A. Scott, NPS-Intermountain Region-Historic Preservation Projects, Project Manager.  
(505) 988-6034 or cell phone at (505) 920-2473. Fax 505 988-6123.

Mailing address is 2968 Rodeo Park Drive West, Santa Fe, NM 87505.

After we have reviewed the proposal you will be contacted for payment instructions by the Tennessee Preservation Trust, as funds for this project are being run through them. I have already forwarded your name and contact info to them.

Thanks for all your help in this matter.

John

"Tommy Jordan" <T.Jordan@smeinc.com>



"Tommy Jordan"  
<T.Jordan@smeinc.com>  
>  
10/02/2006 01:54 PM  
AST

To: <John\_A.Scott@nps.gov>  
cc:  
Subject: Re: James Brown House-Asbestos testing

John,  
could you give me your contact information and address again. In finishing up the proposal.

thanks,  
Tommy

>>> <John\_A.Scott@nps.gov> 9/28/2006 5:21:01 PM >>>  
Thanks for your offer, but until an archeological evaluation of the site is undertaken we won't be able to address that issue.

John

John A Scott  
10/02/2006 12:41 PM  
MDT

To: "Judith Broeker" <jbroeker@heritageconservation.net>  
cc: Glenn\_Simpson@nps.gov, "Johnathan Smith" <SmithBerry@aol.com>, "Patrick McIntyre" <tnprestr@bellsouth.net>  
Subject: Re: James Brown purchasing procedure

Judith

As promised, I have attached below a proposed itinerary for the workshop and a tool and initial materials list. I can not give quantities at this time for the materials as I have not yet been to the site. For this reason, I intend to arrive in Chattanooga on Saturday evening, Oct. 28, and check out the building and get initial materials for the workshop on Sunday (I do not know the flight times as of yet, but will try to arrange this by the end of the week).

Patrick, I contacted an environmental firm out of Hixson last week that quoted us a price of \$750 for the asbestos testing of the structure but have not as yet heard back from them regarding a written cost proposal. We requested that the roof materials as well as the kitchen floor be tested as it appears to be a linoleum that likely does contain asbestos. Our contact at the company is Tommy Jordan and his number is (423) 826-2110 or tjordan@smeinc.com (company name is S+ME, Inc.).

I also contacted two scaffolding companies in the area and am waiting to hear back from them regarding costs. When we determine what is the best way to go with that aspect of the project I will put the contractor in touch with Patrick.

Let me know if there are any questions regarding the schedule, materials or tools that are needed.

John



Tasks, tools and materials.doc

"Judith Broeker" <jbroeker@heritageconservation.net>



"Judith Broeker"  
<jbroeker@heritageconservation.net>  
09/28/2006 02:37 PM  
CST

To: "Patrick McIntyre" <tnprestr@bellsouth.net>  
cc: "Johnathan Smith" <SmithBerry@aol.com>, "John Scott" <John\_A\_Scott@nps.gov>, <Glenn\_Simpson@nps.gov>  
Subject: James Brown purchasing procedure

Hi Patrick,

Today I was part of a conference call with Johnathan, Glenn and John designed to work out details for the James Brown House workshop. One of the first items discussed was the procedure for purchasing materials and services. I explained that one of your board members agreed to cover expenses initially, that purchases would be made through the TPT, and expenses would then be reimbursed by the grant money.

We have several questions regarding acquisitions.

1. John Scott is arranging for asbestos testing through a company and then removal of materials containing asbestos if necessary. In order to cover the expenses, the actual request needs to come from the TPT and the bill will come to you. Could you work with John to arrange this?
2. John was wondering if an account could be set up by TPT at the Home Depot or Lowes nearest the

John A Scott  
10/02/2006 12:41 PM  
MDT

To: "Judith Broeker" <jbroeker@heritageconservation.net>  
cc: Glenn\_Simpson@nps.gov, "Johnathan Smith" <SmithBerry@aol.com>  
"Patrick McIntyre" <tnprestr@bellsouth.net>  
Subject: Re: James Brown purchasing procedure [1]

Judith

As promised, I have attached below a proposed itinerary for the workshop and a tool and initial materials list. I can not give quantities at this time for the materials as I have not yet been to the site. For this reason, I intend to arrive in Chattanooga on Saturday evening, Oct. 28, and check out the building and get initial materials for the workshop on Sunday (I do not know the flight times as of yet, but will try to arrange this by the end of the week).

Patrick, I contacted an environmental firm out of Hixson last week that quoted us a price of \$750 for the asbestos testing of the structure but have not as yet heard back from them regarding a written cost proposal. We requested that the roof materials as well as the kitchen floor be tested as it appears to be a linoleum that likely does contain asbestos. Our contact at the company is Tommy Jordan and his number is (423) 826-2110 or tjordan@smeinc.com (company name is S+ME, Inc.).

I also contacted two scaffolding companies in the area and am waiting to hear back from them regarding costs. When we determine what is the best way to go with that aspect of the project I will put the contractor in touch with Patrick.

Let me know if there are any questions regarding the schedule, materials or tools that are needed.

John



Tasks, tools and materials.doc

"Judith Broeker" <jbroeker@heritageconservation.net>



"Judith Broeker"  
<jbroeker@heritagecon-  
servation.net>  
09/28/2006 02:37 PM  
CST

To: "Patrick McIntyre" <tnprestr@bellsouth.net>  
cc: "Johnathan Smith" <SmithBerry@aol.com>, "John Scott"  
<John\_A\_Scott@nps.gov>, <Glenn\_Simpson@nps.gov>  
Subject: James Brown purchasing procedure

Hi Patrick:

Today I was part of a conference call with Johnathan, Glenn and John designed to work out details for the James Brown House workshop. One of the first items discussed was the procedure for purchasing materials and services. I explained that one of your board members agreed to cover expenses initially, that purchases would be made through the TPT, and expenses would then be reimbursed by the grant money.

We have several questions regarding acquisitions.

1. John Scott is arranging for asbestos testing through a company and then removal of materials containing asbestos if necessary. In order to cover the expenses, the actual request needs to come from the TPT and the bill will come to you. Could you work with John to arrange this?
2. John was wondering if an account could be set up by TPT at the Home Depot or Lowes nearest the



work site. Materials will be ordered the week prior to the workshop. In addition, if anything is needed during the workshop, John could purchase the item(s) at this store. He would need to have the authority to sign for purchases. Again, could you talk with John to work this out.

3. John will need a rental car for the two weeks and can't put this expense on his NPS credit card. Would someone from TPT be willing to meet him at the airport and rent the car with John listed as an additional driver (or however that works). The grant would again reimburse this expense.

4. Johnathan will also be taking care of services such as the porto-potty, disposal, etc. and in some cases may need these to be paid for by grant money. She can let you know what her needs are.

Plans for the work are progressing well, and it seems to be down to the matter of bringing enough volunteers. Jamie and I will work on that and I know you are as well. Do you know if anyone from your office plans to come for the second week?

Thanks for your help with this.  
Judith

Heritage Conservation Network  
International Hands-On Workshops for Architectural & Site Conservation  
1557 North Street \* Boulder, Colorado 80304 \* USA  
<http://www.heritageconservation.net>

\*\*\*\*\*  
October Workshop: Adobe Conservation & Heritage Management - Cusi, Chihuahua Mexico  
Donate Online to support this project!

John A Scott  
10/02/2006 04:40 PM  
MDT

To: "Patrick McIntyre" <tnprestr@bellsouth.net>  
cc:  
Subject: RE: James Brown purchasing procedure

Mr. McIntyre, please call me John. Honestly, its a pleasure to work on such an important project in need of so much help. You will probably need some information such as my drivers licence to list me as a driver so I will give that to you now. Its a Rhode Island licence #9621233 that expires on 08-19-07. If you should need any other info please feel free to call my cell phone at 505 720-2473 or 401 300-6944 as I will be in travel status from October 14 through the end of the work shop.

Thank you for your understanding regarding the drill, and I completely understand your position, but I did check all the local tool rental companies in Chattanooga and unfortunately only Home Depot has a Hilti hammer drill that we can turn the hammering action off so as to not inflict further damage to the structure, but still allows us to drill a few holes through the masonry to attach steel cables to the exterior walls for the needed extra stabilization on the gable end walls. The drill is a Hilti TE-76, which will still require us to purchase some adapters and the coring bit, but I think we can take care of this in house. So yes I would set up an account with Home Depot in addition to Lowes, but I will only use it to rent the aforementioned tool; however, you might check to be sure that I can rent a tool on an account charge ahead of time.

As for the asbestos issue, I would love to simply encapsulate the whole roof, but the structure is in far to deteriorated of a condition to carry any additional weight as it is barely carrying its own weight now. Additionally to stabilize the huge hole in the rear of the roof structure, which has already collapsed, we will have to remove some of the existing roof materials just to install a new plate at the back wall, and rafters where there are none today. As this work is being done by volunteers, for their safety and ours, we are of the feeling that their really is no way around this problem. Additionally, much of the stabilization of this structure involves the entire roof structure which requires getting down to the sheathing and making repairs where needed before we can even put on a roll roof.

At this time I don't anticipate the cost of the materials or tools for stabilizing the structure to exceed \$6000. Scaffolding around the structure, again for safety and fall protection to those working on the roof will probably cost around \$5000-\$6000, and I am told that my time, travel and housing are being taken care of by the NPS Trails System. This means that we probably have about \$7000-8000 available for the asbestos issue which I would think would cover testing and abatement. Unfortunately, as you can see abatement of the roofing material will be necessary to stabilize this structure.

Again please feel free to call me if you have any questions or you need any additional information. My office number is 505 988-6034. I will be in Rhode Island the week of the 22nd but feel free to call me there at my home number which is 401 283-2063.

Again, Thank you for everything and I look forward to meeting you.

John.

"Patrick McIntyre" <tnprestr@bellsouth.net>



"Patrick McIntyre"  
<tnprestr@bellsouth.net>  
>  
10/02/2006 04:41 PM  
EST

To: <John\_A\_Scott@nps.gov>  
cc:  
Subject: RE: James Brown purchasing procedure

Dear Mr. Scott:

I am really appreciative of your coming to Tennessee and leading the workshop. I look forward to meeting you and to working with you.

As you might imagine, it is not feasible for me to make a four hour roundtrip to Chattanooga that Saturday evening when you arrive. We would definitely need to figure the car rental arrangement in advance. I will come down to set up the amount at Lowe's this week of October 17 and I can arrange the car then. And I am fine with Home Depot if they have the only drill around. I just didn't want to give them our business in any meaningful fashion. Or I need to set something up with them too?

About the asbestos abatement- I assume this is an NPS regulation that before any work is done it must be abated. Since this is emergency stabilization, and not the commencement of the actual restoration I am just wondering what the regs require. Can you encapsulate rather than remove? The abatement does not appear to be in the grant budget, and I just want to make sure we can get that cost covered. It could take up a lot of the money that we would like to use to patch the roof, keep walls from collapsing, etc. Many thanks-

Sincerely,

Patrick

Patrick McIntyre  
Executive Director  
Tennessee Preservation Trust  
P.O. Box 24273  
Nashville, TN 37202  
(615) 963-1233  
[www.tennesseepreservationtrust.org](http://www.tennesseepreservationtrust.org)

-----Original Message-----

From: John A. Scott@nps.gov [mailto:John\_A\_Scott@nps.gov]  
Sent: Monday, October 02, 2006 2:34 PM  
To: Patrick McIntyre  
Subject: RE: James Brown purchasing procedure

Mr. McIntyre

It's a pleasure to meet you, and thank you for your assistance in this matter. I will be flying into Chattanooga as far as I know on Saturday evening Oct. 28, but have not yet been able to set up an exact itinerary. Sorry for the inconvenience in having someone meet me at the airport to rent a car for me, if this can be done in advance it might save a trip to the airport on a Saturday night.

I won't have exact quantities on materials until I get to the site on Sunday the 29th but would like to be able to purchase what we need, at least for the initial procedures, that day. Throughout the workshop I am also sure a number of trips will be needed to get extra materials or tools as the need arises. If an account could be set up at the LOWES store #0025, located at 3180 Dunbarrel Road, Chattanooga, in my name then I could pass all the receipts on to you at the end of the workshop. The one difficulty I am encountering however, is that Lowe's does not rent tools, and we do need one drill that Home Depot rents for a critical part of the



project. Would it be possible to rent this one item as other tool rental companies in the Chattanooga area don't seem to have the drill we need? Please let me know your thoughts on this.

John A. Scott

"Patrick  
Mintyne"  
<broeker@heritageconservation.net>  
<toprext@bellsouth.net>  
<SmithBerry@aol.com>, "John Scott"  
ch.net  
<Glenn\_Sirpes@tpa.gov>, "Jeff Boehn"  
"Ron Toplovich" <atop@tennesseehistory.org>, "Stephen  
05/19/2016 04:20  
<BobBrown@bellsouth.net>, "Tim Sloan" <tisloa@bellsouth.net>, "Bud  
PM EST  
<tpdbud@bellsouth.net>  
Subjects: RE: James Brown  
purchasing procedure

Hi Judith:

Thanks so much for the update.

The new names on this list are the cc's to my assistant Bud Alley and to our executive committee: Jeff Boehn, Stephen Brown, Ron Toplovich, and Tim Sloan. To clarify, our board member agreed to cover expenses up front in case of a cash flow shortage. At present, I do not anticipate we will have a cash flow shortage. TPT's AMEX card credit limit is currently \$15,000. I will try and get that increased. To address each point in your message below:

1. I am fine with this-- assuming this is also a reimbursable expense. Please confirm that. John, please let me know who we need to contact.
2. I will gladly work with Lowe's and will be happy to set up an account. Unfortunately, we have a problem with Home Depot here in Tennessee based on the demolition of Evergreen Place last year. TPT will not do business with them. If you wish to see details, please click here for a brief synopsis: [http://www.nationaltrust.org/magazine/archives/arc\\_news\\_2005/100505.htm](http://www.nationaltrust.org/magazine/archives/arc_news_2005/100505.htm)
3. Is John flying in to Chattanooga or Nashville-- and what day does he arrive? My assistant and I will be leaving for Pittsburgh by October 30.

As part of our annual meeting solicitation, I have included an appeal to our members that asks for earmarked contributions to the Brown House project. I am hopeful we will obtain some financial support, but this is a complete unknown as of today. TPT is a small organization and we just want to make sure that we are not saddled with any financial burdens beyond what the grant funds will reimburse (\$21,500) plus what we end up receiving from donors. We'll need to keep on top of costs so that we know every

Kindly detail about what is being purchased as it happens. If the meter starts running for everything from car rentals to porta-johns, I need to be able to check about and oversee these expenses. It looks like at the moment there is room for overruns and that needs to be under some central control.

Finally, I do plan to come down for two days the second week. I believe that my assistant Bud Alley will also be joining me on those days. I look forward to working with everyone, and we are very appreciative of your interest in and support of our heritage. Thanks again, and have a great weekend!

Sincerely,

Patrick

Patrick McIntyre  
Executive Director  
Tennessee Preservation Trust  
P.O. Box 2411  
Knoxville, TN 37928  
(415) 943-1235  
[www.tennesseepreservationtrust.org](http://www.tennesseepreservationtrust.org)

-----Original Message-----

From: Judith Brooker [mailto:jbrooker@marriageconservation.net]  
Sent: Thursday, September 29, 2006 3:39 PM  
To: Patrick McIntyre  
Cc: Johnathan Smith; John Scott; Glenn Simpson@nps.gov  
Subject: James Brown purchasing procedure

Hi Patrick,

Today I was part of a conference call with Johnathan, Glenn and John designed to work out details for the James Brown House workshop. One of the first items discussed was the procedure for purchasing materials and services. I explained that one of your board members agreed to cover expenses initially, that purchases would be made through the TPT, and expenses would then be reimbursed by the grant money.

We have several questions regarding acquisitions.

1. John Scott is arranging for asbestos testing through a company and then removal of materials containing asbestos if necessary. In order to cover the expense, the actual request needs to come from the TPT and the bill will come to you. Could you work with John to arrange this?
2. John was wondering if an account could be set up by TPT at the Home Depot or Lowes nearest the work site. Materials will be ordered the week prior to the workshop. In addition, if anything is needed during the workshop, John could purchase the item(s) at this store. He would need to have the authority to sign for purchases. Again, could you talk with John to work this out?
3. John will need a rental car for the two weeks and can't put this expense on his NPS credit card. Would someone from TPT be willing to meet him at the airport and rent the car with John listed as an additional driver (or however that works). The grant would again

reimburse this expense.

4. Jonathan will also be taking care of services such as the post-mortem, disposal, etc. and in some cases may need these to be paid for by grant money. She can let you know what her needs are.

Plans for the work are progressing well, and it seems to be down to the matter of bringing enough volunteers. Jamie and I will work on that and I know you are as well. Do you know if anyone from your office plans to come for the second week?

Thanks for your help with this.

Janice

-----  
Heritage Conservation Network  
International Hands-On Workshops for Architectural & Site  
Conservation  
1557 Karon Street - Boulder, Colorado 80304 - USA  
<http://www.heritageconservation.net>

-----  
October Workshop: Adobe Conservation & Heritage Management - Cuernavaca, Mexico  
Donate Online to support this project!



John A Scott  
10/03/2006 11:13 AM  
MDT

To: "Patrick McIntyre" <TNPRESTR@Bellsouth.net>  
CC:  
Subject: RE: James Brown purchasing procedure [ ]

Patrick

As I mentioned on the phone Steve Burns has given his o.k. for the testing of lead and the abatement issues we have discussed.

The owner of the James Brown House is a Ms. Jonathan Smith and her information is as follows:

(423) 344-8029. email: SmithBerry@aol.com

She, or her son Scott, should be called to let any contractors onto the property.

I checked with Home Depot and they said you can set up an account for me to rent the tool we need. I think that this can even be accomplished over the phone. The Home Depot address and phone number are as follows: 7421 Commons Blvd., Chattanooga, TN. (423) 499-4980.

Thanks again for your help.

John.



SmithBerry@aol.com  
10/04/2006 03:57 PM  
EDT

To: John\_A\_Scott@nps.gov, Steve\_Burns@nps.gov,  
Glenn\_Simpson@nps.gov  
cc:  
Subject: Re: James Brown House

John, The permits are taken care of. The scaffold people came yesterday to look over the job and will be contacting you, and I have ordered a 5 x22 roll off dumpster. It will be delivered maybe next week. Let me hear from you if anything else needs to be done now. The vegetation will be removed next week. J Smith



Steve Burns  
10/05/2006 04:57 PM  
MDT

To: John A Scott/SANTAFE/NPS@NPS  
cc: Aaron Mahr/SANTAFE/NPS@NPS, John  
Conoboy/SANTAFE/NPS@NPS, Jere Krakow/SANTAFE/NPS@NPS,  
Peggy Nelson/SANTAFE/NPS@NPS  
Subject: Re: Asbestos abatement at the James Brown House

John,

Thanks for keeping me in the loop on what is going on. Its good to be reminded periodically that the physical realities of preservation work can sometimes be more daunting and at least as challenging, as the philosophical and abstract discussion of preserving resources.

Steve

Steve Burns Chávez  
Landscape Architect  
National Park Service  
National Trails System Office-Santa Fe  
PO Box 728  
2968 Rodeo Park Drive West  
Santa Fe NM 87504  
(505) 988-5737  
(505) 988-5214 fax  
steve\_burns@nps.gov  
www.nps.gov

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

Experience Your America!  
John A Scott

John A Scott  
10/05/2006 04:40 PM  
MDT

To: "Patrick McIntyre" <TNPRESTR@bellsouth.net>, SmithBerry@aol.com,  
"Judith Broeker" <jbroeker@heritageconservation.net>  
cc: Steve Burns/SANTAFE/NPS@NPS, Glenn  
Simpson/SANTAFE/NPS@NPS  
Subject: Asbestos abatement at the James Brown House

Patrick, Judith and Jonathan:

I spent the today doing some research on asbestos removal procedures for roofing material from single family residences in Hamilton County TN.

After speaking with Ms. Kathy Jones (423) 643-5980 of the Hamilton County Air Pollution Control Bureau, who is both the Air Monitor Manager and the Asbestos Coordinator for the County it has been determined that removal of roofing material from single family residences does not require a special contractor as long as the material removed is less than 5000 sq. ft., even if it is determined to contain asbestos. Materials are usually simply placed in a roll-off dumpster and taken to a disposal facility where the facility should be told that the material contains asbestos. Because of this, Jonathan we need to have one dumpster specifically for the roofing material if it is determined to contain asbestos. I have received assurances from Ms. Jones that we can proceed as outlined above and she will provide us with a letter to the facility stating that the material is "non-friable" asbestos. This letter needs to be in hand when the material is taken to the "Environmental Materials" at Birchwood facility, which is only 15 miles from Ooltewah and they stated that the material can simply be brought to them in a dumpster with a 24-hour



#### notification.

As such, I believe there is no reason that the volunteers cannot remove the materials themselves so long as they are made aware of what they are handling (this is a must, and one of the reasons we went ahead with the testing), are supervised in its removal, and agree to do the work at their own risk. I will provide Hepa rated respirators for all workers removing the roofing materials and instruction of the safest manner in which to handle the materials. Luckily for us, this will allow the workshop to proceed on schedule even if it is determined that asbestos materials are found in the roofing material. The cost savings to the project by doing the work ourselves will also probably be in the \$8,000- \$10,000 range, especially if an asbestos removal contractor knew we were on a tight schedule.

This being said, and in compliance with the the Cooperative Agreement's procurement regulations, we have recieved two quotes for scaffolding the building in a manner required by OSHA safety standards (a third quote is not available in the area). The first quote comes from a company in Nashville called Brand Scaffolding Services. They have agreed to scaffold the structure in the manner I prescribed for the cost of \$8,700 (erection and dismantling) plus \$900 for 28 days rental. The second quote we recieved comes from a company in Chattanooga called Volunteer NDT Corp. Their quote came in at \$13,500. As these are the only two companies within 2 hours of Chattanooga that I could find, and renting and erecting scaffolding ourselves is not an option due to the lack of companies in the area that rent scaffolding and the time it would take to erect the quantity needed, I would suggest going with the Nashville company. The contact at that company is a Mr. Michael Sparks whose number is 615 226- 0363 (fax # 226- 9890) and email at msparks@brandscaffold.com. This contract would again have to come through your office Patrick.

It may be worth while to contact the owners of these companies and see if they would be willing to donate any portion of the cost of this project as I have been told that it is a tax- deductible expense and we might be able to get them some free publicity, however, such a request and offers would have to come from one of you and not the NPS.

Patrick, one last thing that you will need to purchase are the coring drill bit for the Hilti drill I will be renting and a number of accessories to allow the bit to work with the drill without the hammering action. The Hilti phone number is 1- 800- 879- 8000. The parts that are needed are as follows:

1" x 10" coring drill bit, part #26078: \$133.30  
PM- D adapter, part # 258080 \$19.80  
Keyless chuck, part # 60208 \$45.78  
Spindle, part # 263359 \$29.82

The prices I was quoted was through Hilti's Government Desk so prices may vary. If they need clarification we are in need of these parts to use a coring bit with a Hilti drill TE- 76 which will allow us to lock out the hammering action of the drill. These parts should be ordered as soon as possible and forwarded to Jonathan as I will be limited in what I can bring to the site.

If anyone has any questions regarding the above subjects please contact me. I will be in the office next week, but out at a safety training seminar in Utah on the the week of the 16th. The following week I will be on leave at home in Rhode Island, but can be reached at 401 289- 2063 for any reason. I will come into Chattanooga on Saturday evening the 28th so I have a day to look over the building and pull together whatever initial materials we will need.

Thanks, John

John A Scott  
10/06/2006 04:15 PM  
MQT

To: "Patrick McIntyre" <tprestr@bellsouth.net>  
cc: "Stephen Brown" <docbrwn@bellsouth.net>;  
Glenn Simpson@nps.gov, "Judith Broeker"  
<jbroeker@heritageconservation.net>, SmithBerry@aol.com,  
Subject: RE: Asbestos abatement at the James Brown House

Patrick

Clearly the safest way to go would be to use a contractor ahead of time, but like you mentioned earlier, that very well might mean that after scaffolding and abatement no money will be left for the actual stabilization work. If you want you might get a cost proposal from the contractor that Tommy has lined up but I'm sure Tommy will also be looking for "Project Management" costs for the project if you choose to use his contractor. A second issue is that if you have an abatement contractor come in before the workshop there will be no one there to document any historic materials that might be found at the time, and there is a safety issue as the roof at least in the back appears as if it could collapse at any time. The workshop schedule I proposed requires that the rear portion of the roof be stabilized before we get into the roof work so that we don't damage any more of the structure. I am only the technical advisor on the project and as the funds come through your office, the final decision on how to proceed with each aspect of the project should probably be made by yourself, Jonathan and Judith. Given all the different things to consider regarding the stabilization of this roof, including my concern for myself, the volunteers, and anyone else on site, I would still propose that we go ahead and do the removal ourselves. However, this is not my call.

As far as the scaffolding goes, the \$9,600 quote I gave you comes from Brandscaffolding in Nashville, which I thought was a Division of Safway Services Inc., but its not. As such I have asked Safway to provide us with a proposal which they said they could do by Monday, I'll let you know the results of that inquiry.

Thanks John

"Patrick McIntyre" <tprestr@bellsouth.net>



"Patrick McIntyre"  
<tprestr@bellsouth.net>  
>  
10/06/2006 02:47 PM  
EST

To: "Judith Broeker" <jbroeker@heritageconservation.net>  
<SmithBerry@aol.com>, <John\_A\_Scott@nps.gov>  
cc: <Steve\_Burns@nps.gov>, <Glenn\_Simpson@nps.gov>, "Stephen  
Brown" <docbrwn@bellsouth.net>  
Subject: RE: Asbestos abatement at the James Brown House

Thank you so much, John and Judith. I am learning a lot about asbestos abatement, which is good.

I had lunch with Tommy Jordan yesterday from the engineering firm and gave him the signed contract for the testing. Johnathan he has your contract info and should be calling early next week. Some of this may be unnecessary based on what y'all have written today, but I wanted to relay that he had started the paperwork he thought would be required if asbestos is found. He may have talked with the same lady you spoke with--in any case she was familiar with the house and very sympathetic about its preservation. He also has a contractor lined up ready to go on abatement if we wanted to go that route. I am for doing whatever proves the most economical that is also the safest. I will defer to your judgement.

Scaffolding-I have no "frame of reference" if you'll pardon the pun on the market rate for that. I called our vice chair, Stephen Brown who is principal of Republic Restoration Contractors. He suggests that if you need another price you can try Shawn Fields at Safway here in Nashville-(615) 283-1686. If you have specs on the scaffolding Stephen can probably tell if it squares up with competitive pricing around here. I have copied him on this message.

We are knee-deep in preparations for our Annual Membership Meeting in West Tennessee the end of next week, but I will do what I can to keep promoting the workshop and facilitate what we can from here. As soon as next weekend's meeting is over, I will run down to Chattanooga and work on getting things set up. Take care and thanks for all!

Sincerely,

Patrick

Patrick McIntyre  
Executive Director  
Tennessee Preservation Trust  
P.O. Box 24373  
Nashville, TN 37202  
(615) 963-1255  
[www.tennesseepreservationtrust.org](http://www.tennesseepreservationtrust.org)

-----Original Message-----

From: Judith Broeker [mailto:[jbroeker@heritageconservation.net](mailto:jbroeker@heritageconservation.net)]  
Sent: Friday, October 08, 2004 9:24 AM  
To: Patrick McIntyre; [SmithBerry@aol.com](mailto:SmithBerry@aol.com); John A. Scott@nps.gov  
Cc: Steve Burns@nps.gov; Glenn Simpson@nps.gov  
Subject: Re: Asbestos abatement at the James Brown House

Hi John,

Thanks for all the information. Regarding the roofing removal if there is asbestos, please let me know when you find out if asbestos is present. I will inform participants registering for Week 1 about this task. I guess I should ask if roofing removal is scheduled for Week 1? Having been in public health for a number of years, I don't believe in a safe level of asbestos. Has it been shown that the Rega rated respirators actually filter asbestos fibers? I personally would not be involved in removing asbestos roofing if fibers are being released and am reluctant to ask others to do it. If the person you talked to really feels it's safe, then we can go ahead as long as everyone is aware. The money saved is significant, but not if there is a risk.

Thanks,

Judith

-----  
Heritage Conservation Network  
International Hands-On Workshops for Architectural & Site Conservation  
1817 North Street • Boulder, Colorado 80304 • USA  
<http://www.heritageconservation.net>

-----  
October Workshop: Adobe Conservation & Heritage Management - Cuernavaca, Chihuahua  
Mexico

Donate Online to support this project!

----- Original Message -----

From: <[John.A.Scott@nps.gov](mailto:John.A.Scott@nps.gov)>  
To: "Patrick McIntyre" <[TMPEB57@bellsouth.net](mailto:TMPEB57@bellsouth.net)>; <[SmithBerry@aol.com](mailto:SmithBerry@aol.com)>;  
"Judith Broeker" <[jbroeker@heritageconservation.net](mailto:jbroeker@heritageconservation.net)>  
Cc: <[Steve.Burns@nps.gov](mailto:Steve.Burns@nps.gov)>; <[Glenn.Simpson@nps.gov](mailto:Glenn.Simpson@nps.gov)>  
Sent: Thursday, October 05, 2004 4:40 PM  
Subject: Asbestos abatement at the James Brown House

> Petrucci, Judith and Jonathon  
 >  
 > I spent the today doing some research on asbestos removal procedures for  
 > roofing material from single family residences in Hamilton County TN.  
 >  
 > After speaking with Ms. Kathy Jones (822) 848-5990 of the Hamilton County  
 > Air Pollution Control Bureau, who is both the Air Monitor Manager and the  
 > Asbestos Coordinator for the County it has been determined that removal of  
 > roofing material from single family residences does not require a special  
 > contract as long as the material removed is less than 3000 sq. ft., even  
 > if it is determined to contain asbestos. Materials are usually simply  
 > placed in a roll-off dumpster and taken to a disposal facility where the  
 > facility should be told that the material contains asbestos. Because of  
 > this, Jonathon we need to have one dumpster specifically for the roofing  
 > material if it is determined to contain asbestos. I have received  
 > assurances from Ms. Jones that we can proceed as outlined above and she  
 > will provide us with a letter to the facility stating that the material is  
 > "non-friable" asbestos. This letter needs to be in hand when the material  
 > is taken to the "Environmental Materials" at Birchwood facility, which is  
 > only 12 miles from Coltwat and they stated that the material can simply  
 > be  
 > brought to them in a dumpster with a 24-hour notification.  
 >  
 > As such, I believe there is no reason that the volunteers cannot remove  
 > the  
 > materials themselves so long as they are made aware of what they are  
 > handling. This is a dust, and one of the reasons we went ahead with the  
 > testing, are supervised in its removal, and agree to do the work at their  
 > own risk. I will provide Naps rated respirators for all workers removing  
 > the roofing materials and instruction of the safest manner in which to  
 > handle the materials. Luckily for us, this will allow the workshop to  
 > proceed on schedule even if it is determined that asbestos materials are  
 > found in the roofing material. The cost savings to the project by doing  
 > the work ourselves will also probably be in the \$8,000-\$10,000 range,  
 > especially if an asbestos removal contractor knew we were on a tight  
 > schedule.  
 >  
 > This being said, and in compliance with the the Cooperative Agreement's  
 > procurement regulations, we have received two quotes for scaffolding the  
 > building in a manner required by OSHA safety standards (a third quote is  
 > not available in the area). The first quote comes from a company in  
 > Nashville called Brand Scaffolding Services. They have agreed to scaffold  
 > the structure in the manner I prescribed for the cost of \$4,500 (erection  
 > and dismantling) plus \$900 for 28 days rental. The second quote we  
 > received comes from a company in Chattanooga called Volunteer Scaffolding Corp.  
 > Their quote came in at \$11,500. As these are the only two companies  
 > within  
 > 2 hours of Chattanooga that I could find, and renting and erecting  
 > scaffolding ourselves is not an option due to the lack of companies in the  
 > area that rent scaffolding and the time it would take to erect the  
 > quantity  
 > needed, I would suggest going with the Nashville company. The contact at  
 > that company is a Mr. Michael Sparks whose number is 615 226-0363 (fax #  
 > 226-9990) and email at msparks@brandscaffolding.com. This contract would  
 > again have to come through your office Patrick.  
 >  
 > It may be worth while to contact the owners of these companies and see if  
 > they would be willing to donate any portion of the cost of this project as  
 > I have been told that it is a tax-deductible expense and we might be able  
 > to get them some free publicity, however, such a request and offers would  
 > have to come from one of you and not the HPS.



>  
 > Patrick, one last thing that you will need to purchase are the boring  
 > drill  
 > bit for the Buiid drill, I will be renting and a number of accessories to  
 > allow the bit to work with the drill without the hammering action. The  
 > Hilti phone number is 1-800-878-8000. The parts that are needed are as  
 > follows:  
 >  
 > 1" x 10" boring drill bit, part #260781 \$133.30  
 > RM-D adapter, part # 258190 \$19.80  
 > Keyless chuck, part # 40238 \$45.75  
 > Spindle, part # 263318 \$22.82  
 >  
 > The prices I was quoted was through Hilti's Government Desk so prices may  
 > vary. If they need clarification we are in need of these parts to use a  
 > boring bit with a Hilti drill TZ-76 which will allow us to look out the  
 > hammering action of the drill. These parts should be ordered as soon as  
 > possible and forwarded to Jonathan as I will be limited in what I can  
 > bring  
 > to the site.  
 >  
 > If anyone has any questions regarding the above subjects please contact  
 > me.  
 > I will be in the office next week, but out at a safety training seminar in  
 > Utah on the the week of the 16th. The following week I will be on leave  
 > at  
 > home in Rhode Island, but can be reached at 401 799-2083 for any reason.  
 > I  
 > will come into Chattanooga on Saturday evening the 26th so I have a day  
 > to  
 > look over the building and pull together whatever initial materials we  
 > will  
 > need.  
 >  
 > Thanks, John  
 >  
 >

John A Scott

10/10/2006 09:41 AM

MOT

To: "Patrick McIntyre" <inprestr@bellsouth.net>, "Judith Brooker" <jbrooker@heritageconservation.net>, <SmithBerry@aol.com>  
cc: <Steve\_Burns@nps.gov>, <Glenn\_Simpson@nps.gov>, "Stephen Brown" <docbrown@bellsouth.net>  
Subject: RE: Asbestos abatement at the James Brown House

Hi Patrick

I recieved the quote from Safway scaffolding today, which came in almost \$1100, less than Brandscaffolding. This price includes everything we asked the other two companies for, so I would go ahead and contract for the work through this company. The price includes 28 days rental so I would have it erected the week of the 23rd. You should give them a heads up that there is some braced beams in place that they will have to work around, but I don't think this should be a big issue. Jonathan, can you have the vegetation removed by then. I will leave this issue between Patrick and yourself if you don't mind. Safways contact information is as follows: Mark Ferguson was my contact but he is out of their office this week and he left a Shawn Mills as the contact. Their phone # is 615 385-1688, their fax # is 385-4284 | 2602 Fessey Park Road, Nashville, TN 37204

Also, Judith is on board with the roof removal by volunteers in the manner I proposed, so we need to be sure we have those respirators on hand. I am concerned that the volunteers may show up without all the tools that are needed so I want to tell you up front that I will purchase the tools that are needed, but are not on hand. If this is a problem could you and Judith work out this issue as I really don't know what to do if on the day of the workshop everyone shows up and we dont have the appropriate tools to do the job. My guess is that tool cost would not exceed \$1000. Also, I dont know if it is possible but since you are setting up the rental vehicle for me, it would be good to see if we can get a pick-up or work van to transport materials, unless Jonathan has access to such a vehicle so we can bring materials to the site.

Please email me with questions or issues in regards to the above.

John

"Patrick McIntyre" <inprestr@bellsouth.net>



"Patrick McIntyre"  
<inprestr@bellsouth.net>

To: <John\_A.Scott@nps.gov>  
cc:

Subject: RE: Asbestos abatement at the James Brown House

10/10/2006 09:12 AM  
EST

Hi John:

Thanks so much for your message. I am totally behind the volunteers doing the removal in order to save every last penny. I would say the final call should be made by Judith--esp. since I am not on-site doing the work that week. You have done a great job explaining "non-friable" and it seems safe to me. Did the scaffolding folks get a quote to you? Thanks- Patrick

-----Original Message-----

From: John\_A.Scott@nps.gov [mailto:John\_A.Scott@nps.gov]  
Sent: Friday, October 06, 2006 9:16 PM  
To: Patrick McIntyre  
Cc: Stephen Brown; Glenn\_Simpson@nps.gov; Judith Brooker; SmithBerry@aol.com; Steve\_Burns@nps.gov  
Subject: RE: Asbestos abatement at the James Brown House

Patrick

Clearly the safest way to go would be to use a contractor ahead of time, but like you mentioned earlier, that very well might mean that after scaffolding and abatement no money will be left for the actual stabilization work. If you want you might get a cost proposal from the contractor that Tommy has lined up, but I'm sure Tommy will also be looking for "Project Management" costs for the project if you choose to use his contractor. A second issue is that if you have an abatement contractor come in before the workshop there will be no one there to document any historic materials that might be found at the time, and there is a safety issue as the roof at least in the back appears as if it could collapse at any time. The workshop schedule I proposed requires that the rear portion of the roof be stabilized before we get into the roof work so that we don't damage any more of the structure. I am only the technical advisor on the project and as the funds come through your office, the final decision on how to proceed with each aspect of the project should probably be made by yourself, Jonathan and Judith. Given all the different things to consider regarding the stabilization of this roof, including my concern for myself, the volunteers, and anyone else on site, I would still propose that we go ahead and do the removal ourselves. However, this is not my call.

As far as the scaffolding goes, the \$5,600 quote I gave you comes from Scaffolds in Nashville, which I thought was a Division of Safway Services Inc., but it's not. As such I have asked Safway to provide us with a proposal which they said they could do by Monday, I'll let you know the results of that inquiry.

Thanks Jonr



Steve Burns

10/11/2006 11:37 AM  
MDT

To: BillJ3370@blomand.net, isa@bellsouth.net, lomb@tnaqua.org,  
alcpaul@aol.com, VannHouse@aol.net, wlayens@comcast.net,  
JackDBaker@cox.net, hbooth@sedev.org, Antaville@aol.com,  
cc: smithberry@aol.com, lnprestr@bellsouth.net,  
jbroeker@heritageconservation.net, Glenn  
Simpson/SANTAFE/NPS@NPS, John A Scott/SANTAFE/NPS@NPS  
Subject: the James Brown House

Trail friends,

Per the concern below, and the attached flyer, please consider volunteering for this worthwhile effort to save this home associated with the family and farm of Cherokee leader James Brown. For Trail of Tears Association members in Tennessee and NW Georgia, here is a great chance to actively participate in preservation of trail resources. If you can not help with this hands on workshop, please forward to anyone who you think may be interested.

Thank you for all you do in support of the Trail of Tears National Historic Trail.

Steve



James Brown Flyer.pdf

Steve Burns Chávez  
Landscape Architect  
National Park Service  
National Trails System Office-Santa Fe  
PO Box 728  
2968 Rodeo Park Drive West  
Santa Fe NM 87504  
(505) 988-6737  
(505) 988-5214 fax  
steve\_burns@nps.gov  
www.nps.gov

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

Experience Your America!

— Forwarded by Steve Burns/SANTAFE/NPS on 10/11/2006 11:00 AM —



"Judith Broeker"  
jbroeker@heritagecon  
servation.net  
10/10/2006 08:32 PM  
CST

To: "Patrick McIntyre" <nprestr@bellsouth.net>, <SmithBerry@aol.com>,  
<John\_A\_Scott@nps.gov>  
cc: <Steve\_Burns@nps.gov>, <Glenn\_Simpson@nps.gov>, "Stephen  
Brown" <docbrwn@bellsouth.net>  
Subject: Re: Asbestos abatement at the James Brown House

Hello,  
All the plans sound great, John. The concern at the moment is that we only have 3 people registered and two are coming only select days. With too few volunteers, we won't be able to provide the match needed for the \$20,000 grant. So we better not commit yet to scaffolding, etc. in case we aren't able to bring more volunteers. There has been a great deal of publicity and we are phoning some local groups, so I'll keep you posted.  
Thanks,



Judith

-----  
Heritage Conservation Network  
International Hands-On Workshops for Architectural & Site Conservation  
1157 North Street • Boulder, Colorado 80304 • USA  
<http://www.heritageconservation.net>

-----  
Next Workshop: Emergency Stabilization Work - James Brown House, Collewah,  
Tennessee, October 29 - November 15, 2004.  
Donate Online or support this project:  
----- Original Message -----  
From: <John\_R\_Scott@ps.gov>  
To: "Patrick McInyre" <mprestr@bellsouth.net>; "Judith Brooker"  
<jbrooker@heritageconservation.net>; <SmithBerry@aol.com>  
Cc: <Steve\_Burns@ps.gov>; <Glen\_Simpson@ps.gov>; "Stephen Brown"  
<scb@north@bellsouth.net>  
Sent: Tuesday, October 10, 2006 9:41 AM  
Subject: RE: Asbestos abatement at the James Brown House



"Patrick McIntyre"  
 <tprestr@bellsouth.net>  
 10/11/2006 01:29 PM  
 EST

To: <Steve\_Burns@nps.gov>, <Bill3370@blomand.net>  
 <lse@bellsouth.net>, <fomb@maqua.org>, <alcpaul@aol.com>  
 <VannHouse@aol.net>, <wfyers@comcast.net>  
 cc: <smithberry@aol.com>, <brooker@heritageconservation.net>  
 <Glenn\_Simpson@nps.gov>, <John\_A\_Scott@nps.gov>, "Jeff  
 Boehm" <oneapc@bellsouth.net>, "Ann Gray"  
 Subject: RE: the James Brown House

Dear Friends:

The Tennessee Preservation Trust has received an offer of a \$2500 matching grant for the James Brown House project from the Tennessee Parks and Greenways Foundation. If anyone on this list can contribute to this, the value of their money will be doubled up to the \$1250.00. This is our last chance to save this incredibly important house. Thank you so much for your support.

Sincerely,

Patrick McIntyre  
 Executive Director  
 Tennessee Preservation Trust  
 P.O. Box 24171  
 Nashville, TN 37202  
 (615) 961-1221  
[www.tennesseepreservationtrust.org](http://www.tennesseepreservationtrust.org)

-----Original Message-----

From: Steve Burns@nps.gov [mailto:Steve\_Burns@nps.gov]  
 Sent: Wednesday, October 11, 2006 12:38 PM  
 To: Bill3370@blomand.net; lse@bellsouth.net; fomb@maqua.org;  
 alcpaul@aol.com; VannHouse@aol.net; wfyers@comcast.net;  
 JackDBaker@cox.net; nbooth@eader.org; Anseville@aol.com;  
 aculter@hercitycompany.com; tcl2@bellsouth.net;  
 bobby.davenport@tpi.org; jkechner@centurytel.net; Edgpi@aol.com;  
 joffishet@va.gov; oforrester@montevalleytech.edu; n.enhota@innernet.com;  
 chays@hercitycompany.com; sherrington@timesfreepress.com;  
 johnroshouse@aol.com; CienLaw@j@aol.com; blundquist@vet.net;  
 d.c.mary@worldnet.att.net; asrlundson@bellsouth.net;  
 randi01@bellsouth.net; richard.m@mail.chattanooga.gov;  
 destinyett@com.com; VickiRosaM@comcast.net; brileon@chattanooga.net;  
 rick.wood@tpi.org; wfyers@comcast.net;  
 Crt.smithberry@aol.com; tprestr@bellsouth.net;  
 jbrooker@heritageconservation.net; Glenn\_Simpson@nps.gov;  
 John\_A\_Scott@nps.gov  
 Subject: the James Brown House

Trail friends,

For the hangout below, and the attached flyer, please consider volunteering for this worthwhile effort to save this home associated with the family and farm of Cherokee leader James Brown. For Trail of Tears Association members in Tennessee and N. Georgia, there is a great chance to actively participate in preservation of trail resources. If you can not help with this hands on workshop, please forward to anyone who you think may be interested.

Thank you for all you do in support of the Trail of Tears National Historic Trail.

Steve

[See attached file: James Brown Flyer.pdf]

Steve Burns Chavez  
Landscape Architect  
National Park Service  
National Trails System Office-Santa Fe  
PO Box 726  
2948 Rodeo Park Drive West  
Santa Fe NM 87504  
(505) 988-6737  
(505) 988-5214 fax  
steve\_burns@nps.gov  
www.nps.gov

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

Experience Your America!

----- Forwarded by Steve Burns/SANTAFE/NPS on 10/11/2006 11:00 AM -----

"Judith Brooker"  
<jbrooker@heritageconservation.net> To: "Patrick McIntyre" <pmcintyre@bellsouth.net>, <SmithBerry@aol.com>, <John\_A\_Scott@nps.gov>  
cc: <Steve\_Burns@nps.gov>, <Glenn\_Simpson@nps.gov>, "Stephen Brown" <dochenwrt@bellsouth.net>  
10/10/2006 08:32 PM CDT  
Subject: Re: Asbestos abatement at the James Brown House

Hello,  
All the plans sound great, John. The concern at the moment is that we only have 8 people registered and two are coming only select days. With too few volunteers, we won't be able to provide the match needed for the \$25,000 grant. So we better not commit yet to scaffolding, etc. in case we aren't able to bring more volunteers. There has been a great deal of publicity and we are phoning some local groups, so I'll keep you posted.  
Thanks,  
Judith

-----  
Heritage Conservation Network  
International Hands-On Workshops for Architectural & Site Conservation  
1837 North Street • Boulder, Colorado 80304 • USA  
<http://www.heritageconservation.net>

\*\*\*\*\*  
Next Workshop: Emergency Stabilization Work - James Brown House, Ooltewah, Tennessee, October 29 - November 11, 2006.



"Patrick McIntyre"  
<tnprestr@bellsouth.net>

10/25/2006 05:32 PM  
EST

To: "Judith Broeker" <jbroeker@heritageconservation.net>, "John Scott"  
<John\_A.Scott@nps.gov>, <Steve\_Burns@nps.gov>  
cc: "Johnathan Smith" <SmithBenny@aol.com>,  
<ssmith@realtycenter.com>, "Stephen Brown"  
<docbmrtn@bellsouth.net>  
Subject: Asbestos Test Negative

Hi Johnathan:

It was great to see you yesterday, and get a chance to visit the house. I have been in Shelbyville today, but wanted to report that Tommy Jordan from the engineering firm left a message here. The good news is all tests came back negative for asbestos. So unless John thinks we need to use the respirators for other purposes, please go ahead and just keep those until I can return them to Lowes. Also, the scaffolding is supposed to go up Friday. Craig from Safway should be contacting you to let you know they are on the way. (They would come tomorrow, but I believe it is supposed to rain all day.)

Sincerely,

Patrick

Patrick McIntyre  
Executive Director  
Tennessee Preservation Trust  
P.O. Box 24373  
Nashville, TN 37202  
(615) 963-1255  
[www.tennesseepreservationtrust.org](http://www.tennesseepreservationtrust.org)





SmithBerry@aol.com  
11/13/2006 11:00 AM  
EST

To: John\_A.Scott@nps.gov  
cc:  
Subject: Re James Brown House

John: hope you had a good trip. Thank you so much for all you did for the House. It was such a pleasure to get to work with you. As we speak Scott, Richard and Don are working on the house. They have the window panels on the front porch windows and are starting on the other part. We had a very heavy frost here and the roof and everything was wet. Scott now had a functioning camera and will E-mail pics of the window covers Johnathan

John A Scott  
11/14/2006 07:21 AM  
MST

To: "Guy and Judy Beaty" <gnjbeaty@comcast.net>  
cc:  
Subject: Re: Pictures of James Brown house [ ]

Guy

I would love to have access to your photos. do you mind if I use any in reports? Please send them at your convenience in whatever format is easiest for you. I believe our servers are limited to file sizes of no more than 10MB so I would think 5 emails would easily do the trick. It was great working with you and Bob and meeting your wonderful wife. Thanks for all your assistance on the project, and I will be sending both you and Bob CD's of my photos in the coming week.

Take care, John

"Guy and Judy Beaty" <gnjbeaty@comcast.net>



"Guy and Judy Beaty"  
<gnjbeaty@comcast.net>  
>  
11/13/2006 06:31 PM  
EST

To: "John A. Scott" <john\_a\_scott@nps.gov>, "Scott Smith"  
<smithberry@charter.com>  
cc:  
Subject: Pictures of James Brown house

John & Scott:

I have 36 assorted pictures of the house (from 700 to 1000 KBs each). Would you like me to break them into batches for separate emails, and/or reduce them in size? It depends on the speed of your connection. John, I was thinking of 5 emails of ~ 7 pictures each for you. Comments?

Scott, my son John would like to see the house at about 9:30 on Friday Nov. 17<sup>th</sup>. Is that acceptable?

I enjoyed the project very much!! I was worn out by the end, but I am recovering nicely.

Guy Beaty



Glenn Simpson  
11/20/2006 02:52 PM  
MST

To: John A Scott/SANTAFE/NPS@NPS  
cc:  
Subject: Fw: Re James Brown House Workshop

GLENN D. SIMPSON  
SUPERVISORY PROJECT MANAGER  
HISTORIC PRESERVATION PROJECTS, DIVISION OF FACILITIES MANAGEMENT  
INTERMOUNTAIN REGIONAL OFFICE - SANTA FE  
P.O. BOX 728  
SANTA FE, NM 87504  
(505) 988-6794  
(505) 920-2450 CELL  
(505) 988-5203 FAX

"We preserve unimpaired the natural and cultural resources and values of the national park system for the enjoyment, education, and inspiration of this and future generations."  
— Forwarded by Glenn Simpson/SANTAFE/NPS on 11/20/2006 02:52 PM —



Steve Burns  
11/06/2006 03:36 PM  
MST

To: SmithBerry@aol.com  
cc: Aaron Mahr/SANTAFE/NPS@NPS, Peggy Nelson/SANTAFE/NPS@NPS, Glenn Simpson/SANTAFE/NPS@NPS, Jere Krakow/SANTAFE/NPS@NPS, John Conoboy/SANTAFE/NPS@NPS  
Subject: Re: Re James Brown House Workshop

Jonathan,

Thanks for the update. It is good to hear that all is going well and there has been some local news coverage. We look forward to seeing the film of the TV coverage. Aaron and I are planning to be in the area next Tuesday November 14th on our way North. We would like to stop by if we have time to see the progress. We are not sure of how our schedule is going to work out but if possible we would drop by in the mid afternoon. If it is possible for you to meet us that would be great but it may be best for us to call you if you have a number you can be reached. It may be too much trouble for you since our time is going to have to be flexible. If it doesn't work out, we could also just stop by and see the work from the outside, although, I hope we can touch base with you.

Steve

Steve Burns Chávez  
Landscape Architect  
National Park Service  
National Trails System Office-Santa Fe  
PO Box 728  
2968 Rodeo Park Drive West  
Santa Fe NM 87504  
(505) 988-6737  
(505) 988-5214 fax  
steve\_burns@nps.gov  
www.nps.gov

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

Experience Your America!

SmithBerry@aol.com



SmithBerry@aol.com

11/03/2006 08:07 PM  
EST

To: Steve\_Burns@nps.gov

CC:

Subject: Re: Re James Brown House Workshop

Steve, Channel 12 came out and did some excellent coverage. One of the volunteers put on a CD for me and I'll burn one for you soon. I'm planning to call Angie next week and see if the paper wants to come out again. John Scott is doing a marvelous job, we had about 6 volunteers today not including Scott Smith and myself. At least one other person besides John is doing photographs, this volunteer has worked every day, and he'll organize the pics and get them to me after we finish and of course John is photographing and documenting everything. Thanks J Smith.





Glenn Simpson  
11/20/2006 02:52 PM  
MST

To: John A Scott/SANTAFE/NPS@NPS  
cc:  
Subject: Fw: Re James Brown House Workshop

GLENN D. SIMPSON  
SUPERVISORY PROJECT MANAGER  
HISTORIC PRESERVATION PROJECTS, DIVISION OF FACILITIES MANAGEMENT  
INTERMOUNTAIN REGIONAL OFFICE - SANTA FE  
P.O. BOX 728  
SANTA FE, NM 87504  
(505) 988-6794  
(505) 920-2450 CELL  
(505) 986-5203 FAX

"We preserve unimpaired the natural and cultural resources and values of the national park system for the enjoyment, education, and inspiration of this and future generations."

— Forwarded by Glenn Simpson/SANTAFE/NPS on 11/20/2006 02:52 PM —



Steve Burns  
11/03/2006 01:20 PM  
MST

To: SmithBerry@aol.com  
cc: Jere Krakow/SANTAFE/NPS@NPS, John  
Conoboy/SANTAFE/NPS@NPS, Glenn  
Simpson/SANTAFE/NPS@NPS, Peggy Nelson/SANTAFE/NPS@NPS,  
All MiniAtlanta/NPS@NPS, ClemLaw13@aol.com,  
aherrington@timesfreepress.com, wlayens@comcast.net,  
tand05@Bellsouth.net, lnprestr@bellsouth.net,  
jbroeken@heritageconservation.net, michaud\_m@mail.chattanooga.gov  
Subject: Re: Re James Brown House Workshop

Jonathan,

Thanks for the update. We are very happy to hear that the work is going well at this important Trail of Tears NHT site and that John Scott is doing a great job. I did get the pics of the scaffolding. Thank you for sending those. It is very good to hear that the number of volunteers has been sufficient and steady enabling more work to be completed. I hope that there have been lots of pictures taken of the work being done and I hope that the Chattanooga paper has been able to cover this worthy event. I hope as a result of this work we are able to buy enough time to save the house.

Steve

Steve Burns Chávez  
Landscape Architect  
National Park Service  
National Trails System Office-Santa Fe  
PO Box 728  
2968 Rodeo Park Drive West  
Santa Fe NM 87504  
(505) 988-6737  
(505) 986-5214 fax  
steve\_burns@nps.gov  
www.nps.gov

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

Experience Your America!  
SmithBerry@aol.com



SmithBerry@aol.com  
11/02/2006 07:08 AM  
EST

To: Steve\_Burns@nps.gov  
Cc:  
Subject: Re: James Brown House Workshop

Hi Steve. We're working away here on the James Brown House. John is really doing a super job with the volunteers we have. Lots of rain on Wed. but everything was covered and they were able to work cutting plywood inside the house. Did you get pics of the scaffolded house? If I sent deer hunting pics with that I didn't intend to do that. We're having about 4 to 9 volunteers each day. J. Smith



SmithBerry@aol.com  
12/08/2006 12:17 PM  
EST

To: John\_A\_Scott@nps.gov  
cc:  
Subject: Fwd: Termite Treatment

----- Message from pauljolley@aol.com on Thu, 07 Dec 2006 18:17:53 -0500 -----

To: SmithBerry@aol.com

Subject: Re: Termite Treatment

Sorry I haven't checked email lately. The treatment went well. We were able to apply 160 gallons of Termidor in and around the structure for termites and they were able to reach quite a bit of the attic with the borate treatment very similar to what we did at the pole barn. I doubt if there will be but I should probably check it this summer and see if there is any activity.

If a place can have too many deer Sims is it. Saturday AM I saw 28 deer. 22 does and fawns and 6 different bucks. I did finally get to take a buck. It was a pretty nice eight point that weighed 135 lbs.

If all is clear I would like to go back and try and take out some more does this weekend. I will have to check the regs. but I think I have three doe tags left and there are some families that will take the meat. This will be the last chance to take does.

Thanks

-----Original Message-----

From: SmithBerry@aol.com  
To: Pauljolley@aol.com  
Sent: Tue, 5 Dec 2006 3:45 PM  
Subject: Re: Termite Treatment

Hi Paul! Are we treating the James Brown house on Georgetown Rd tomorrow? Any luck hunting Sims Harris this week? Thanks J Smith

**Check out the new AOL.** Most comprehensive set of free safety and security tools, free access to millions of high-quality videos from across the web, free AOL Mail and more.





## Bibliography

### National Park Service

- 1995 *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. U.S. Department of the Interior, National Park Service, Washington, D.C.
- 1997 *National Park Service Cultural Resource Guideline*. Release No. 5, U.S. Department of the Interior, National Park Service, Washington, D.C.



## APPENDICES





## Appendix B – Field Notes from Stabilization Workshop (Nov. 2006)

Sunday 10/29.

Travel Day (Hike)

Prov. to Atlanta, rental car drove to Chattanooga and met with Jonathan + Scott Smith. Spent an 1 1/2 examining structure then went with Scott to Lowes to purchase initial materials + tools needed for the job. Smith's have very little tools available. \$1199.03 in materials + tools charged to TN PRESERVATION TRUST ACCOUNT SET UP by Patrick McIntyre. (Receipt given to Scott Smith).  
\* No Asbestos found in roofing material or kitchen floor tiles.



## Diary Log

Monday 10/30

AM. - Met w/ 4 volunteers (Barbara, Guy, Dan, Dave)

- Gave Samory overview - Preservation perspective of stabilizing structure. Review Photo documentation
- ~~removed~~ 2 layers of 3-tile single roof from north side of ell up to valley of roof. Only Metal Bond in old section of the roof was per flashing used in the valley.
- Upon inspection of the west wall of the main house where stabilization of the roof had previously been carried out, it was determined that little additional structural support for the roof in that area of the building could be achieved without removing much of the brick wall and existing fabric. Cross bracing of the existing 4x4 pt Timbers will be added, but rafters in this section of the building have been sistered w/ new members. All flooring in this section of the building has collapsed and removal from the interior of the building will be difficult. Given the few volunteers on site the decision was made to leave debris removal to the end of the project if time permits.

PM. ERECTED SCOFFOLDING at west side of structure to allow for roof repairs to be the priority of the stabilization effort.

All days  
plus owners  
Scott - Jonathan  
Smitzer

Tuesday, 10/31/06

6 volunteers on Site

Barbara, Dan, Guy - Dave from previous day,  
Plus Jack + Bob. (Are local).

- STRIPPED ~~South~~ South side of ell roof up to ~~the~~ valley
  - Roof at west end of South side is very dangerous and will collapse under any weight. Rafter in this area (pk 2) are completely eaten through most of rafters and active termite infestation exists.
  - After lunch crew split into 2 groups to begin structural repairs of roof in ell section of the building. North side required removal of lower 2' of sheathing along eave and replacement of 1x4 slots in this area of the roof. Decision was made to run new 3/4" plywood 2" beyond existing face to permit water to drip off edge and not wick back under rafters as has occurred.
  - On the South side of ell roofing at the west end of roof including last 3 rafters and 1x3 slip sheathed boards had to be removed. Area photographed for documentation and dismantled new 2x4 rafters will be installed (similar to existing end rafter and the reframed 2 section above main house appears to be salvageable and will be left in place except for modern plywood up to chimney.
- Due to weather roof was then tarped and work will be carried out inside building tomorrow. News crew from WDEF TV showed up and put the project on the 6 o'clock news and the 11pm news. Good publicity - maybe more volunteers will come out after rains pass.

Wed. Nov. 1. 2 Wk. Guy + Jeff Bodna (TPT)

Due to inclement weather overnight and predicted afternoon showers decision was made to have roof tarped and begin working on plywood boards for windows and side doors of structure.

AM: 6 boards prepared for windows at the East (Facade) and South sides of the building using BC grade plywood painted with a bright red exterior paint. Plywood cut to 81"x39" and two vents installed in each sheet.

Rain heavy at times.

During the afternoon set up ramps + platforms to rear room of house to remove debris from back 3 rooms (bathroom + 2 bedrooms added where rear porch was located). Debris to floor surfaces removed and rooms photographed. Some additional flooring will need to be removed and then cripple wall can be installed beneath remaining materials.

THUR. Nov. 2. 4 Wk. (Guy + Bob) + Richard (Carpenter) + Jean (TPT)

Richard installed 4 2x4 rafters w/ Guy + Bob's help.

While Scott Smith, Jean and I began stripping West roof of main house above existing roll roofing. As deterioration of the sheathing was greatest by far at the eaves of the structure, for stabilization purposes I decided to run new plywood 1-2" over remaining original fascia, rather than butting it to the boards to try and reduce rot until entire roof can be redone. Due to the amount of nailing that will be required to secure existing and new plywood in place I decided to purchase nail gun and compressor for the job. The entire roof sheathing is

Wed. Nov. 1. 2 vac. Guy + Jeff Bodnar (TPT)

Due to inclement weather overnight and predicted afternoon showers, decision was made to leave roof tarped and begin working on plywood boards for windows and side doors of structure.

AM. 6 boards prepared for windows at the East (Facade) and South sides of the building using BC grade plywood painted with a bright red exterior paint. Plywood cut to 81" x 39" and two vents installed in each sheet.

Rain heavy at times.

During the afternoon set up ramps + platforms to room rooms of house to remove debris from back 3 rooms (bathroom + 2 bedrooms added where rear porch was located). Debris to floor surfaces removed and rooms photographed. Some additional flooring will need to be removed and then cripple walls can be installed beneath remaining materials.

THUR. Nov. 2. 4 vac. (Guy + Bob) + Richard (Carpenter) + Jean (TPT)

Richard installed 4 2x4 rafters w/ Guy + Bob's help.

While Scott Smith, Jean and I began stripping West roof of main house above existing roll roofing. As deterioration of the sheathing was greatest by far at the eaves of the structure, for stabilization purposes I decided to run new plywood 1-2" over remaining original fascia, rather than bolting it to the boards to try and reduce rot until entire roof can be redone. Due to the amount of nailing that will be required to secure existing and new plywood in place I decided to purchase nail gun and compressor for the job. The entire roof sheathing is



loose to some degree as plywood is often attached  
to base strip sheathing between rafter pairs.

Again everyday Scott + Mrs. Smith are on site helping also.

Friday Nov 3. (Guy, Bob, Tom, Jack, Richard)

2 VISITORS to SITE Paul Buchanan TPT

and Releasee from Middle Tom Trust.

Continued repairs to sheathing of roof mainly at eaves  
and rake where warps buckled up at butted fascia boards.  
Have extended new plywood 2" beyond fascia and added  
edge flashing to prevent rot at edges of roof. Valley  
at roof junction in poor condition requiring replacement of  
sheathing and framing members (especially at S side where  
prior stabilized beams have come loose and lifted up  
roofing).

Monday. Nov 6. (Guy, Bob, Richard, Jack today, and Mary Ann (TPT).

Working at roof of building stripped as repairs continue on  
back side of roof. We will have to jack 3 porch rafters back  
up to allow for roof to again sit flat as the rafters  
have continued and raised up sheathing near valley. All  
plywood at ELL section of roof nailed down with 3" ring shank  
nails using Devolt nail gun to keep sheathing from popping up and  
tearing new roll roofing as has happened at front of roof of building.

Heavy rains forecasted for Late Monday into Wed. Am.

So. Roof target. (2pm).



Tues. Nov 7. Rain Day Worked inside w/ volunteers Guy, Bob,  
(Paul & today) Richard

Removed 1980s flooring and rear porch floor from rear side room due to dangerous conditions. Dirt left in place for archaeological research. Beams under porch also left in place for research purposes when reconstruction takes place. Cross bracing added to rear wall of room and floor beams not on ground stabilized with 2x6s PT timbers + 4x4 posts.

In bathroom 2 posts installed to carry 2x6 cross beam which stabilized 3 rafters in valley area of the roof that had dropped down and was lifting up plywood on back of roof. 1 rafter tail removed as it had collapsed in hall area.

More plywood cor for windows and rear door

Flooring removed in SE corner of dining room beneath valley to allow for the stabilization of ceiling beams near juncture of the two roofs. Beneath floor of room was found 2 large beams sitting on grade of unknown use. 1 log joist at S end of room is broken and was pulled out and saved to allow for cripple wall.

Debate raised about type of stone used in construction of the house. Does not appear to be granite or sand or lime stone. It has been suggested that stone may be a local Flint. ???

(7 volunteers).  
WED. Nov 8. Patrick MacIntyre & Bob Alley (TPT) + Bill + Paul  
Don, Gary, Richard, David.

Finished stabilizing ceiling beam in SE corner of dining room  
and replacement rafters in NW corner of HALL.

Removed Arlonia from S. Chimney and storm window at S.  
window.

Removed tarp from front of house to allow for plywood repairs  
to roof. Plywood at both ~~eaves~~ <sup>eaves</sup> replaced and run over fascia by  
about 2". 2 flashing installed at eaves only. Roll roofing  
on front of house removed only at highest course to allow for  
repair of plywood that had soaked up and piece-meal plywood  
and sheathing. Terminate damage also found on roof sheathing  
boards at front of house.

Hope is to have all repairs to front roof completed today.  
Final repairs to valley at ~~north~~ back side of the house completed  
tomorrow and begin installing roll roofing.  
Friday will be dedicated to installing roll roofing in remaining  
sections of house.

Nov. 9 Thursday + Friday (Nov 10). 8 volunteers each day.

Due to the deteriorated condition of the west roof of the main house from the valley across the ~~back~~ eave of the infilled area of the back porch, the home owner has decided to continue plywood roofing repairs through Friday and pay roofer to come in next week to finish roll roofing on rear section of the house.

repairs: we began north section of the ell roof by laying down 15lb roofing felt and nailing edge every foot with  $1\frac{3}{4}$ " aluminum roofing nails.

Valley in this area of the roof was first lined with 20" wide aluminum pan flashing applied in 2 pieces.

90lb. Roll roofing was then installed using tar at lower and side edges applied with a brush 6-8 inches & nailed with roofing nails at the top (2 rows 4" apart staggered every foot



Pitch of the roof 5-6/12 made for difficult application and unevenness of sheathing below caused roll roofing to not lay flat along entire section. As a result tar oozed out in areas, but I would rather have over tarred roofing than under tarred it.

Friday Repairs continued in west roof and will be completed Monday. After workshop is over, Rader will then come in and finish those areas of roll roofing that could not

be completed during workshop.

Roll roofing continued at N side of ell roof and was completed up to last roll from ridge of ell.

Front side of house had 2 rows applied, the first over lapping the last sand section of roll roofing installed 2 years ago. The rest of this side of the roof was tar papered for protection until roofers could complete job and at the end of the day those sections of the roof not rolled or tar papered were tarped.

Chimney cap made out of plywood and 2x material was also ~~also~~ constructed for S chimney and installed. Upper third of chimney, though <sup>part</sup> south is free standing and can ~~also~~ sway <sup>slightly</sup> N to S. when pressure is applied at top of chimney. For this reason it was recommended to home owner that cap be secured to chimney after roofing is completed such that the chimney be stabilized at the top either using PT 2x materials extended out from the roof or heavy gauge corrosion resistant wire or banding. If an I-bolt is used I suggested that it be installed into a sound rafter pair and then area of roof detached be adequately braced to prevent leaks.

Sat. Worked w/ Scott Smith Saturday morning to complete window + door plywood gables and the traveled back to NM in the evening.



### Recommendations.

As this workshop was run in a bridge manner not all stabilization work required could be completed by the end of the 2nd week.

- ① What was accomplished was that all rotted sections of the roof deck ~~and the ice~~ was repaired and Flashed after removing 2 layers of 3-ply asphalt shingles.
- ② All accessible roof framing members were stabilized using replacement materials where rafters had completely rotted out or sistering techniques whenever historic material could be retained.
- ③ Areas of the roof framing that were inadequately supported were braced all the way down to the ground inside the house.
- ④ <sup>15lb</sup> Tar paper, Edge + pan Flashing and 90lb roll roofing were installed on rehab roof deck.
- ⑤ Chimney cap constructed for S. chimney, which will be used to tie upper third of freestanding chimney to roof of building after roofing work is completed.
- ⑥ debris removed from front N room, bathroom, hall and rear porch rooms to lighten loads in those areas of the house. Flooring also removed from center rear room for safety.



reasons and to allow for insecticide treatment of structure whenever possible. Archeological resources not disturbed during work and homeowner advised of issues related to archaeological archeology of the site.

- ⑦. Meet w/ Termites representative to explain our concerns for maintaining integrity of the site by not drilling into structure or trenching around building. Mr. Smith will treat structure for termites after work shop is completed.
- ⑧. <sup>painted</sup> Plywood, rented panels constructed for all windows of the house and the back door to porch, which will be installed after scaffolding is removed.
- ⑨. Taught safety procedures to all volunteers including erection of scaffolding at rear side of house. At end of work shop no injuries occurred in a very challenging and dangerous work environment.
- ⑩. Antenna removed from S. chimney and loose bricks of cap removed.
- ⑪. Plywood ramp installed in hall to allow access to rear portion of the house.

Due to limited time not all stabilization work could be completed by end of workshop. At the owner's request rather than applying roofing over masoned sheathing at west side of main roof area, the decision was made to continue repairs of decking in this remaining section of roof and then she would pay to have roll roofing applied over areas not covered by the end of the workshop.

As roofing was not completed chimney cap for S chimney was installed but not fastened to roof of house with steel cables or 2x material. This work will be completed when owner finish installing roll roofing next week. This will also help to stabilize the upper 1/3 of freestanding chimney.

Brace at W. chimney was inadequate and homeowner advised to replace existing 2x4 diagonal strut with one constructed of 2x6 materials which is both supported from beneath and laterally with 2x6's.

Pointing of masonry walls should be undertaken and owner was advised to use a weak mortar mix consisting of  
1 part white portland cement  
2 parts lime (adds flexibility).  
9-10 parts clean sand.

### Immediate Concerns:

- Not enough volunteers ~~were~~ were available to allow for stabilization of rafter pairs which for the most part were inaccessible due to collapsed floors, and fragile condition of existing ceiling members a number of which were ~~broken~~ broken and stabilized as part of the workshop.

When funding ~~and~~ permits are investigated all rafter pairs should be undertaken as a number are believed to have separated at the ridge.

The pairs found to be out of position should be stabilized utilizing  $\frac{3}{4}$  plywood gussets at the top of the pairs and sistering of the original members to new 2x8 rafters with collar ties.

- Air brick voids should be refilled with like materials wherever possible to keep water and animals from entering house.
- Flooring in front left room should be taken up and joist stabilized to reduce any pressure that the collapsed floor may be exerting on the foundation of the building. Same should be done for the back, though this and is not as critical.
- In the rear porch off the kitchen a beam in the NW corner of the ceiling has broken at the west wall and should be braced with a temporary 2x6 wall as was done in the dining room.
- Lightning protection and an alarm system should be installed as soon as possible. Building should continue to be

monitored ~~area~~ ~~settlement~~ for leaks, continued movement of the structure, and any signs of vandalism.







As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural resources. This includes fostering sound use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places; and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

National Park Service  
U.S. Department of the Interior

Division of Facilities Management, Historic Preservation Projects  
Intermountain Regional Office  
Santa Fe, New Mexico



EXPERIENCE YOUR AMERICA